Missoula County Public Schools

Board of Trustees Meeting

Tuesday, April 14, 2026 - 6:00 PM

Administration Building A - Boardroom

Note: If you have questions regarding the agenda, please contact the Superintendent's Office (728-2400, ext. 1026, prior to the meeting).

Board of Trustees: Board Chair Arlene Walker-Andrews, Vice Chair Jeffrey Avgeris, Vice Chair Lisa Davey, Christina Hayes, Denise Juneau, Leslie McShane, London Meservy, Ann Wake, Jenny Walsh, Meg Whicher, Keegan Witt

AGENDA

Page

1. CALL TO ORDER, WELCOME AND ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. REVIEW, REVISE, AND APPROVE AGENDA

4. APPROVE MINUTES - Action

A. Board of Trustees Regular Meeting - March 24, 2026

5. COMMUNITY CONNECTION: Missoula Education Foundation, Executive Director Shannon Rincker 5

MEF Community Connections Presentation.pdf

6. SCHOOL CONNECTION - Jeannette Rankin Elementary School 20

Final JRE April 14, 2026 Board.pdf

7. PUBLIC COMMENT/CORRESPONDENCE

A. Written Correspondence 26
BOT Packet 4.14.26.pdf

B. Public Comment – Regarding Non-Agenda Items (3 minutes each speaker)

8. REPORTS/ANNOUNCEMENTS

A. Committee Report: Budget and Levy Committee, Trustee Keegan Witt

B. Announcements from the Superintendent – Superintendent Micah Hill will report on items of interest.

9. Consent Agenda

In accordance with BP 1420 School Board Meeting Procedure, the Board approves the use of a Consent Agenda to expedite business at the regular monthly meeting. Agenda items dealing with perfunctory, routine matters may also be placed on the Consent Agenda by the Board Chair. Any item on the Consent Agenda may be removed from the Consent Agenda and placed on the regular agenda upon request by any Trustee.

A. Approval of Consent Agenda Items

TOPIC: Approve Out-of-District Attendance Agreements for 2025-2026 School Year and 2026-2027 (Elem/Sec)(Action) - Micah Hill, Superintendent 34

Out of District Approvals.pdf

Pursuant to MCA §20-5-320, the Board of Trustees must approve out-of-district student attendance agreements. Attached in this packet is a list of those students requesting enrollment in accordance with out-of-district attendance agreements.

TOPIC: Approve Underage Enrollments for Students Under Age 5 (Elem)(Action) - Vinny Giammona, Assistant Principal 36

Underage Approvals.pdf

The Office of Public Instruction requires board approval of underage students enrolling under the age of five on or before the September 10th deadline for the purpose of student count and ANB.

TOPIC: Approve Individual Transportation Contracts (Elem/Sec)(Action) - Denise Williams, Executive Director of Business Services 37

IndividualTransportationContracts.pdf

Pursuant to MCA 20-10-124, the Board of Trustees must approve individual transportation contracts. Attached in the packet is a list of families requesting an individual transportation contract. If approve by the MCPS Board of Trustees and the Missoula County Superintendent, contracts are reimbursed by the State/County.

ELEMENTARY RECOMMENDATION: Administration recommends trustees approve the elementary consent agenda items.

HIGH SCHOOL RECOMMENDATION: Administration recommends trustees approve the high school consent agenda items.

10. NEW BUSINESS - Action and Information

A. FINANCE, OPERATIONS and MAINTENANCE

TOPIC: Facilities Planning Committee Update (Elem/Sec)(Information) - Burley McWilliams, Director of Facilities and Operations 38

MCPS Board of Trustees April Meeting.pdf

0_MCPS Properties Plan Draft.pdf

Appendix A.pdf

Appendix B.pdf

Public Draft Comments.pdf

Update the Board of Trustees on the project to date, including community feedback on options and the Planning Committee’s recommendation regarding the overall approach to property decisions.

B. PERSONNEL, NEGOTIATIONS & POLICY

TOPIC: Approve Personnel Report (Elem/Sec)(Action) - Trevor Laboski, Executive Director of Human Resources 805

FULL APRIL.pdf

The routine Personnel Report reflects the current requests for personnel to be hired, leaves to be granted, retirements and resignations to be accepted, and terminations to be approved. Included in the packet is the Personnel Report upon which the Board must take action.

ELEMENTARY RECOMMENDATION: Administration recommends trustee approval of the items on the provided Elementary Personnel Report.

SECONDARY RECOMMENDATION: Administration recommends trustee approval of the items on the provided High School Personnel Report.

TOPIC: Approve the Environmental Protection Agency (EPA) Wildfire Smoke Preparedness in Community Buildings Grant Submission (Sec)(Action) - Burley McWilliams, Director of Facilities and Operations 812

MCPS Grant Approval EPA Smoke.pdf

The District has identified a need to improve indoor air quality at Seeley-Swan High School. During wildfire season smoke can significantly impact student and staff health, including extreme situations in past when the school population was bussed to a secondary location due to poor air quality within the district building.

The Seeley-Swan High School campus serves as a community hub in the summer months, as it houses a branch of the Missoula Public Library. Additionally in past years this building has served as a base for wildland firefighting teams, with access to the facilities and overnight accommodation in the gym.

The Environmental Protection Agency (EPA) offers the Wildfire Smoke Preparedness in Community Buildings Grant to support projects that reduce indoor smoke exposure. Administration is seeking Board approval to submit a grant application in the amount of $2,125,000. If awarded, grant funds would be used to upgrade the school’s windows and ventilation and air conditioning (HVAC) systems to improve filtration and overall air quality.

RECOMMENDATION: Administration recommends trustees approve the EPA Wildfire Smoke Preparedness in Community Buildings grant application submission.

C. TEACHING AND LEARNING

TOPIC: Early Literacy Update (Elem)(Action) - Barbara Frank, Executive Director of Student Services 813

MCPS_Early_Trailblazers_Roadmap (1).pdf

Administration will provide an update on the current student screenings for the Trailblazer

4 program for fall 2026. Due to a higher-than-anticipated number of applications, the Board of Trustees is asked to consider the following:

1. Keep the current number of sections and adjust the qualification threshold.
2. Expand the program by adding an additional section(s).
    - Approval of the program's expansion would require a subsequent action item to authorize the use of interlocal funds to support the additional section(s).

11. BOARD OF TRUSTEES

A. TOPIC: Board Chair Report (Elem/Sec)(Information) - Board Chair Arlene Walker-Andrews

12. ADJOURN

The Missoula Education Foundation invests in Missoula County Public Schools' educators and students so that all can succeed.

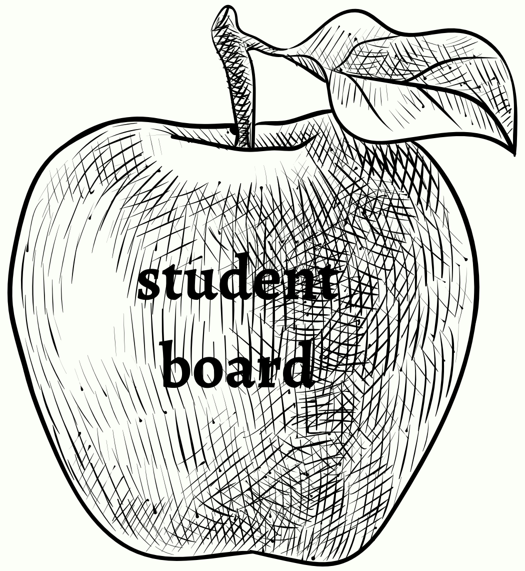
MISSOULA
EDUCATION
FOUNDATION

Spotlight Story

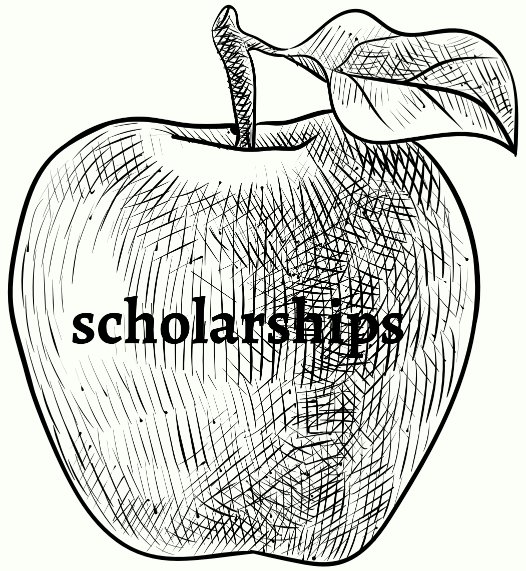
“Not every dog that starts the famous dog sled race across Alaska can finish. Our students made blankets specifically designed for the Return Dog Program for this year’s famous Iditarod.”

“My students need authentic opportunities to improve reading, writing and math skills. This project provides that. While making blankets, we will be measuring and learning how to use a sewing machine and surger. When blankets are ready to send, students will write letters to the Iditarod planning team. Prior to the race, we will research the history and cultural significance of the Iditarod. During the race, students will research different mushers and choose one to track during the race. Students will write journal entries in addition to sending real-time messages of encouragement to the mushers as they are racing along the route. The service project gives students an opportunity to participate in a beloved, national event that is outside the classroom and give to a community beyond the one in which they live. Making the blankets gives students buy-in and an investment in the project.”

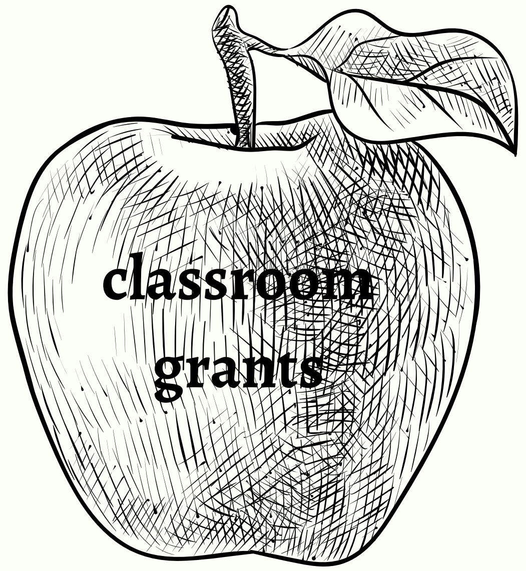
CATION CHART
IDITAROD



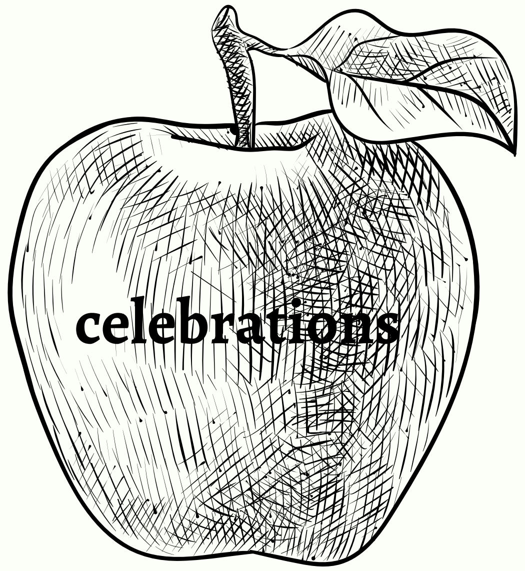
student board



scholarships



classroom grants



celebrations

MEF was established in 2007 by the MCPS Board of Trustees in response to decreased public education funding. The Foundation focuses on equity-driven initiatives that **increase student engagement**, **elevate teacher creativity**, and **create a culture of appreciation**.

THE MEF BOARD

Laura Scoville
Board President

Ashley Grant
Board Treasurer

Melissa Redmon
Board Trustee

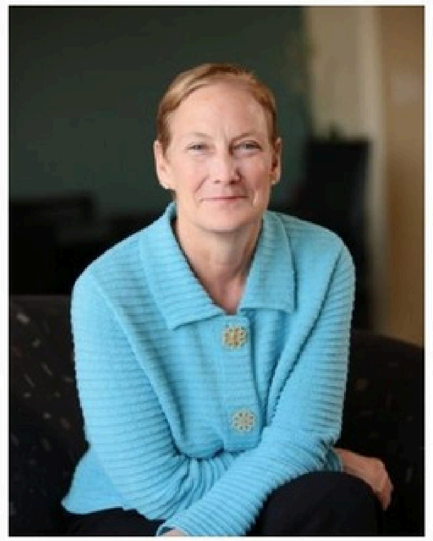
Shannon Rincker
Executive Director

David Rott
Board Vice President

Doug Rossberg
Board Trustee

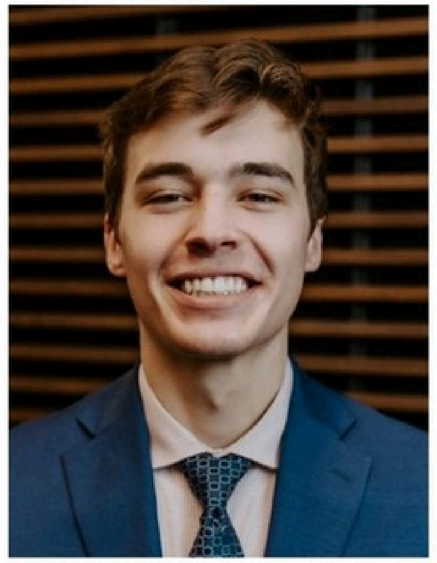
Josh Harteis
Board Trustee

Superintendent Hill
Ex Officio Member


Marcia Holland
Board Secretary

Julie Robitaille
Board Trustee

Ann Wake
Board Trustee


Jonah Albertson
Board Trustee

This year, every one of our initiatives grew—in reach, in depth, and in impact.

How
When
Where
quietly
loudly
softly
slowly
quickly
carefully
really
after
before
now
later
never
inside
outside
here
everywhere

Creative Classroom Grants

A grant program for MCPS educator-driven projects that support creativity and innovation in the classroom.

Since 2017, MEF has awarded more than **$300,000 in teacher-submitted classroom grants.** In the 2025–26 school year alone, **36 funded projects are reaching over 6,400 students districtwide**—64% of whom qualify for free or reduced lunch. Additionally and notably, 174 students with disabilities are being directly served by this year's projects.

Scholarships

Supporting students as they continue to grow, pursue their goals, and shape what comes next.

- ## Beyond Graduation

The Missoula Education Foundation will award scholarships of $1,000 to students who persevered for education excellence and now seek post-secondary education in Montana. We accept scholarship applications for any graduating MCPS high school senior who will be attending an in-state college or university beginning in Fall, 2026. The deadline for applications is April 30th, 2026 at 5pm.

- ## Helen Waltershkirchen Neumunz Scholarship for the Student Artist

Helen Walterskirchen Neumunz was a Missoula graduate, accomplished artist, Navy veteran, and lifelong champion of creativity and intellectual curiosity. A graduate of Missoula County High School and the University of Montana with a degree in fine arts, Helen's artistic talent first blossomed in Missoula classrooms. This scholarship honors her legacy by supporting graduating MCPS students who plan to pursue a degree in the arts.

Alumni of public schools in Missoula: Helen Waltershkirchen Neumunz

THE MISSOULA EDUCATION FOUNDATION
IN PARTNERSHIP WITH
MISSOULA COUNTY PUBLIC SCHOOLS
PROUDLY PRESENTS THE 16TH ANNUAL
MOST INSPIRING
STUDENT AWARDS
WELCOME
MEF Board Trustee, Marcia Hollan
MASTER OF CEREMONIES
MEF Executive Director, Shannon
KEYNOTE SPEAKER
OUR SPONSORS
2025
Most Inspiring
Student Awards

Most Inspiring Student Awards

A celebration of character.

Throughout our district, there are students growing in ways that aren't always visible at first. This program allows us to recognize those students—to celebrate their perseverance and the strength they bring to our educational community.

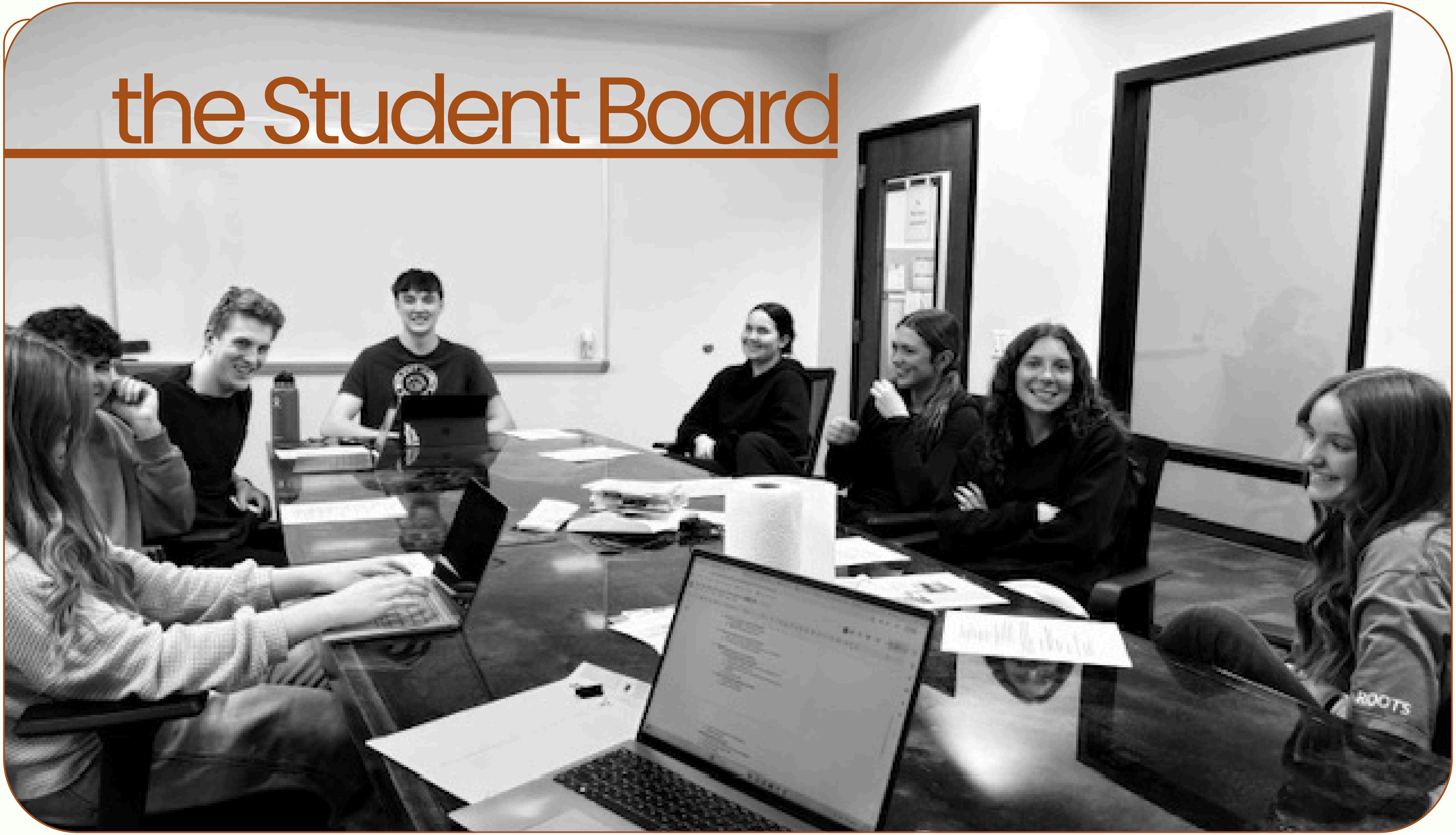
Flathead
Glacier
Helena High
CHRISTMOOSE
Stockman Bank
Dec. 19, 2025
Ellen McKenzie
$ 1,000.00
One Thousand and 00/100
Dollars
Committed to our Communities

Educator of the Year Celebrations

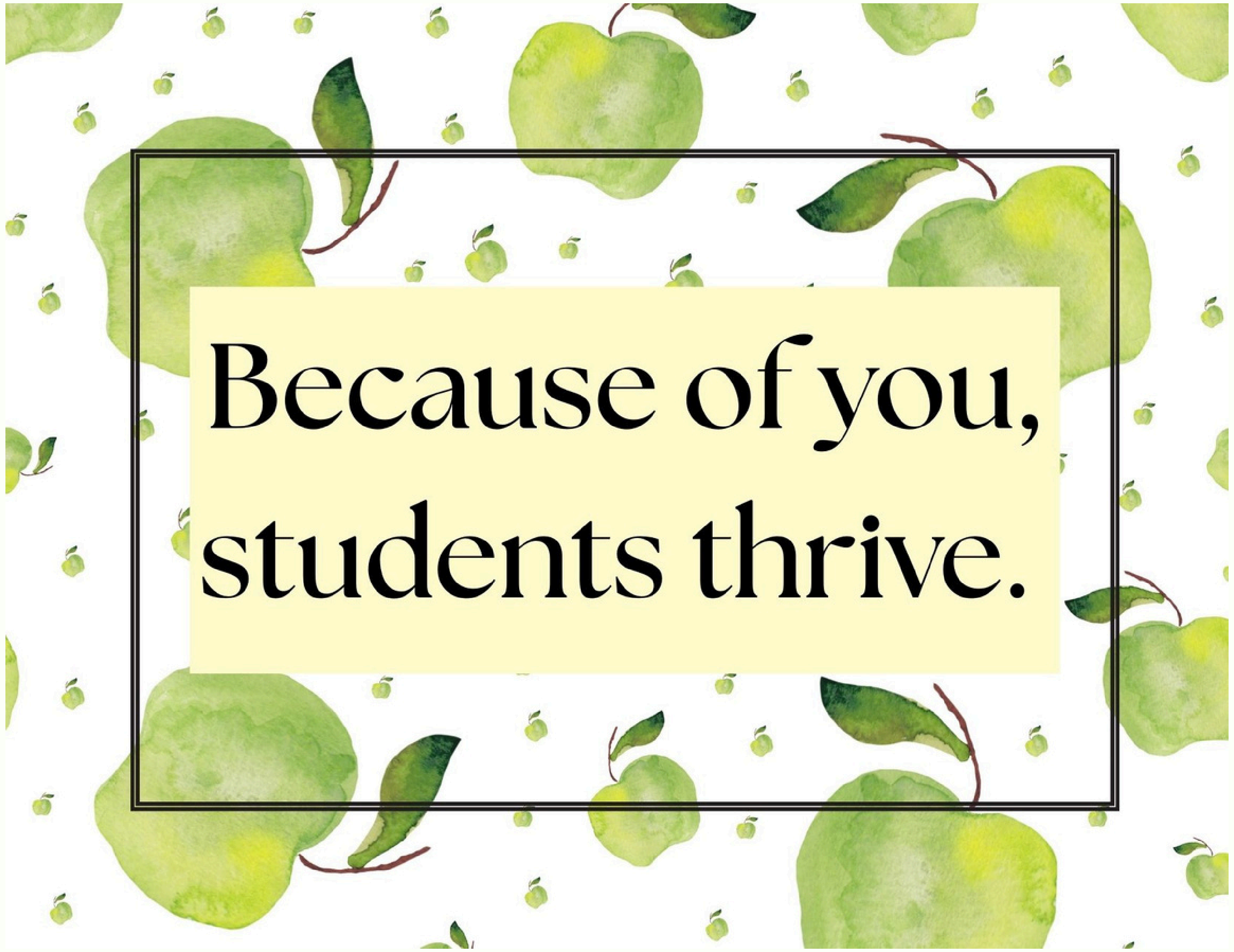
Creating a Culture of Appreciation

- Engages hundreds of community members every year in expressing appreciation for the educators in their lives
- The nomination process and celebrations are spread throughout the year

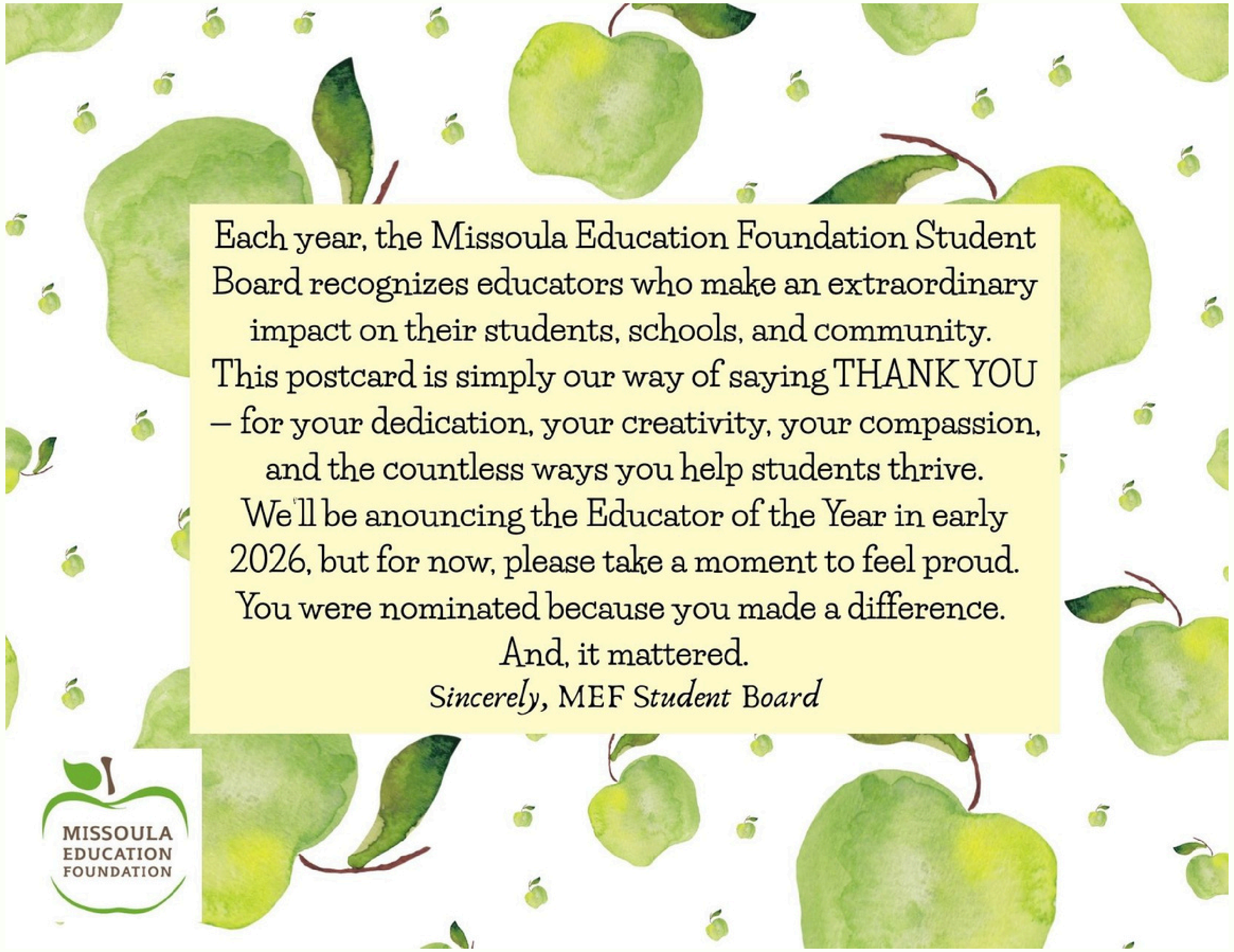
the Student Board



Student Board: Educator of the Year



Because of you, students thrive.

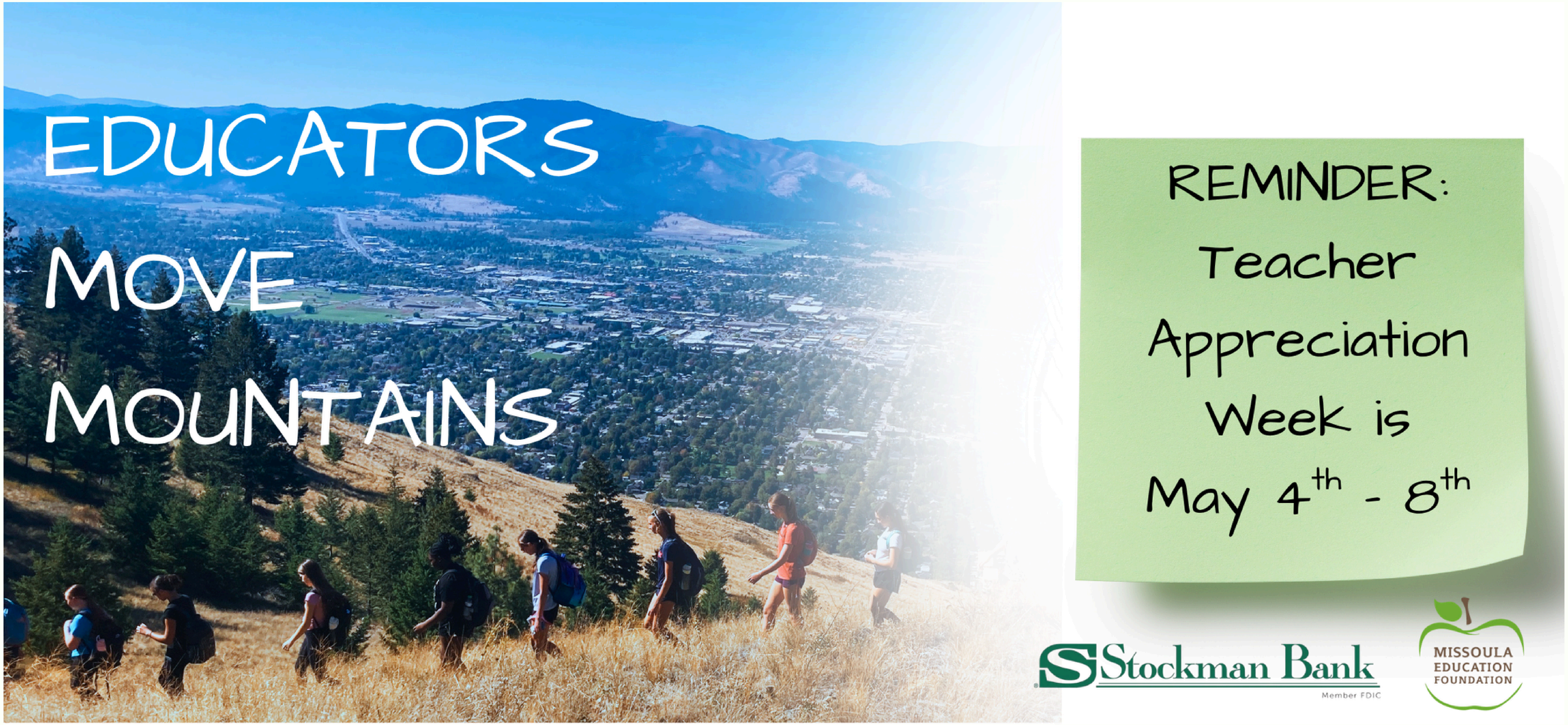


Each year, the Missoula Education Foundation Student Board recognizes educators who make an extraordinary impact on their students, schools, and community. This postcard is simply our way of saying THANK YOU – for your dedication, your creativity, your compassion, and the countless ways you help students thrive. We'll be anouncing the Educator of the Year in early 2026, but for now, please take a moment to feel proud. You were nominated because you made a difference. And, it mattered.

Sincerely, MEF *Student Board*

MISSOULA
EDUCATION
FOUNDATION

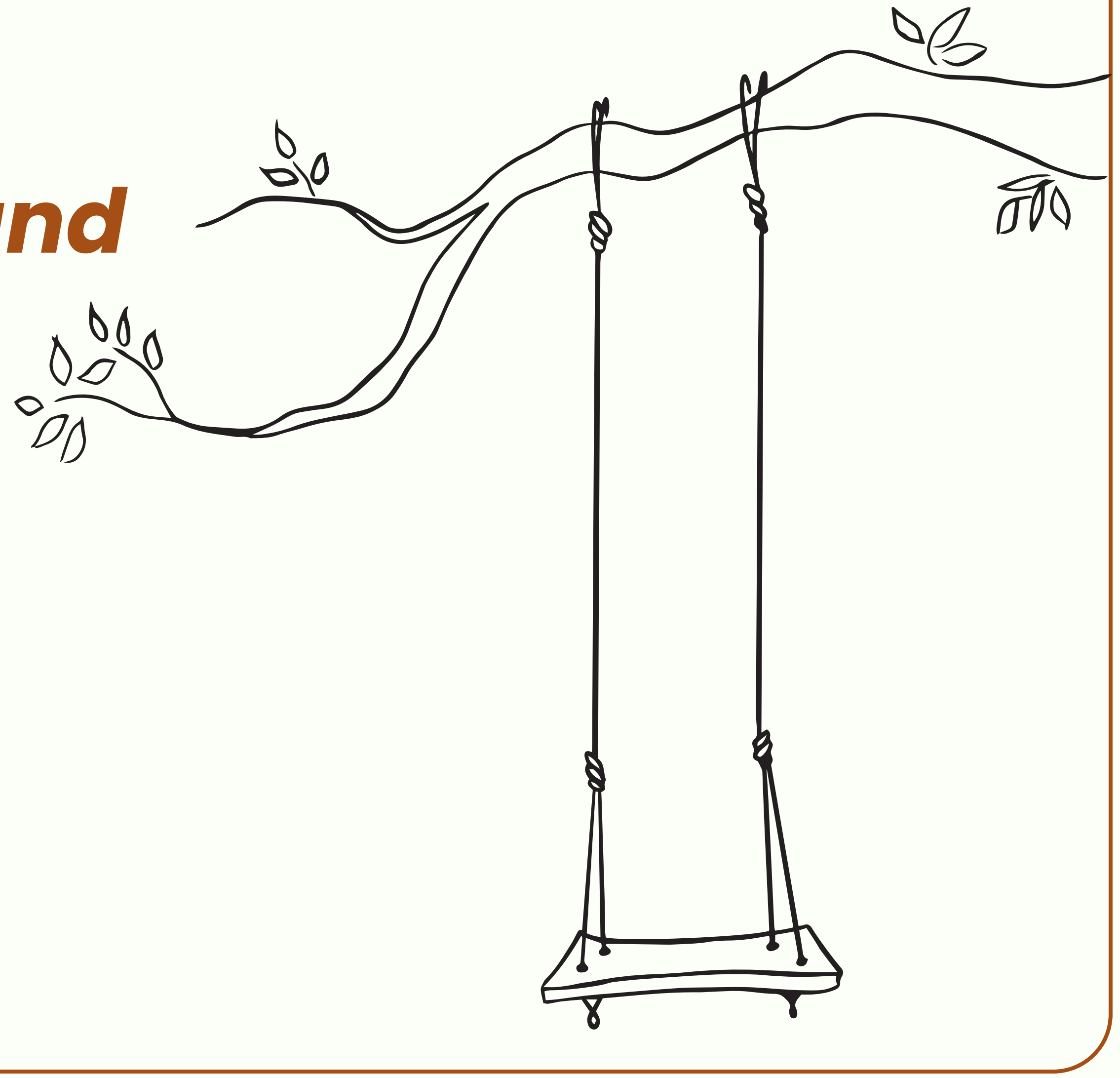
Student Board: Billboard Design


EDUCATORS
MOVE
MOUNTAINS
REMINDER:
Teacher
Appreciation
Week is
May 4th - 8th
Stockman Bank
Member FDIC
MISSOULA
EDUCATION
FOUNDATION

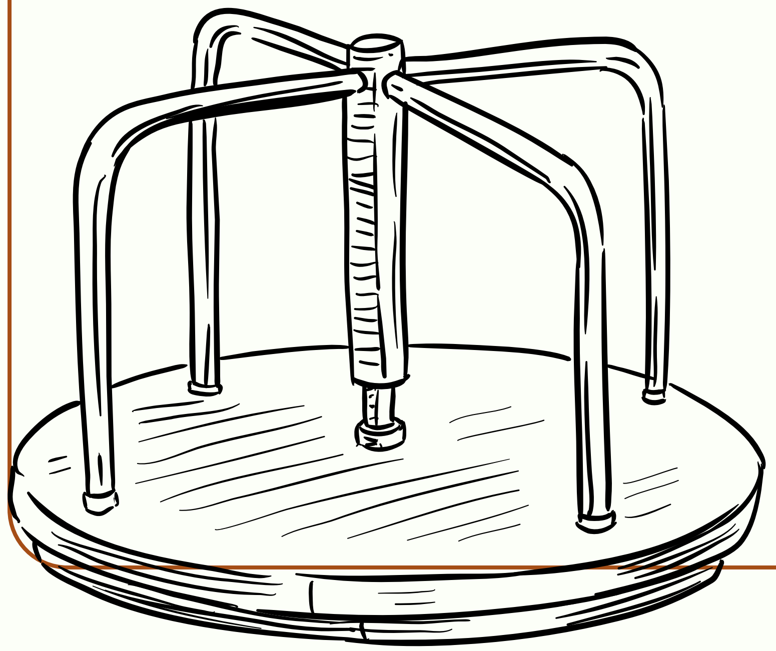
The Appleseed Project

A Student Board-Driven Initiative

Revitalizing the Hawthorne Elementary Playground



- The Process
- The Project
- The Progress



The Franklin Elementary /TEACH Academy
Apple Orchard Story

MISSOULA EDUCATION FOUNDATION

Shannon Rincker
Executive Director
(406) 728-2400 ex: 1071
director@missoulaedfoundation.org

Jeannette Rankin Elementary

School Board Presentation

April 14, 2026

Confidential

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Enrollment:

Trailblazers	2
Kindergarten	3
Structured Learning Program	
First	3
Second	3
Third	3
Fourth	3
Fifth	3

Total Enrollment

462

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Community Events

to increase parent participation in our building.

Open House

Fun Run

Trunk or Treat

Movie Night

Battle of the Books

Carnival

4th Grade Ski Trip

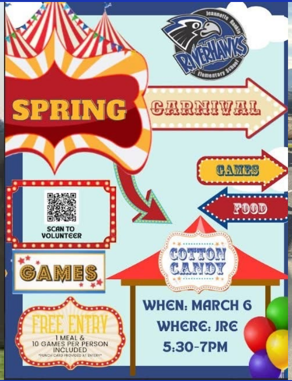
Arts & Academic Night

Track & Field Day

High Fliers

Luncheons/Noon Duty

RUNNERSEDGE



Jeannette Rankin RIVERHAWKS Elementary School

SPRING CARNIVAL

GAMES

FOOD

SCAN TO VOLUNTEER

GAMES

COTTON CANDY

FREE ENTRY
1 MEAL &
10 GAMES PER PERSON INCLUDED
PUNCH CARD PROVIDED AT ENTRY

WHEN: MARCH 6
WHERE: JRE
5:30-7PM

Copyright ©

Staff Culture

UFLI/TC - 3?

PTO purchases teacher guides and materials for all staff to learn UFLI.

Amanda Ranstrom trained all staff and we are currently teaching UFLI grades K-4th grade.

Confidential

Copyright ©

Celebrations

Continue to create opportunities for kids to enjoy school.

CLEO P
AMELIA EARHART

- 4th Grade Wax Museum
- Student of the Month 4th – 5th
- Holiday Dress Up Week
- I Love to Read Week
- Classroom Incentives
- May Inclusion Month Activities
- Classroom PJ Day

Confidential

Copyright ©

Thank you

Christina Stevens
Principal Jeannette Rankin Elementary
cmstevens@mcpsmt.org

Confidential

Copyright ©

Insurance public comment

Amanda Powers <apowers@mcpsmt.org>
To: publiccomment@mcpsmt.org

Tue, Mar 24, 2026 at 3:17 PM

Please slow this process and ensure full transparency before moving forward with Bridged Health Alliance. Waiting one year to thoroughly review the facts would not harm our current system and would allow for a well-informed, responsible decision. Our current insurance trust is financially strong. There is no urgency requiring immediate action, and delaying one year would not place employees or the district at risk. It would also provide the opportunity to learn from other districts' real experiences with Bridged before making a final decision.

--

Amanda Powers, LCSW
Behavior Interventionist
Franklin Elementary
406-728-2400 ext 2244

Health trust concerns

Leslie Guerreri <leslie.guerreri@gmail.com>
To: publiccomment@mcpsmt.org

Mon, Mar 30, 2026 at 3:24 PM

Dear MCPS Board of Trustees,

As I learn more about the situation with the statewide health trust, I am becoming more concerned about the unknowns of how our district staff will be affected if we join at this time.

Since the union's insurance committee has voted 9-1-1 in opposition to joining the trust now, I urge you to respect the union's leadership and not vote to join. Joining at this time is a risk that we are not willing to take at a time when there is so much financial uncertainty. I do not have the ability to pay more out of pocket or a higher premium for health insurance. I believe that waiting to see how the trust plays out throughout the state is a safer plan for MCPS employees, who are generally happy with our current negotiated health plan.

Please do not risk our financial security with a vote to join the statewide trust.

Thank you and sincerely,
Leslie Guerreri
School Counselor, Big Sky High School

Bridged Health Alliance Board Decision

camille allen <camillerallen@gmail.com> Mon, Mar 30, 2026 at 4:06 PM
To: publiccomment@mcpsmt.org
Cc: "awalker-andrews@mcpsmt.org" <awalker-andrews@mcpsmt.org>, "ldavey@mcpsmt.org" <ldavey@mcpsmt.org>, "lmcshane@mcpsmt.org" <lmcshane@mcpsmt.org>, "awake@mcpsmt.org" <awake@mcpsmt.org>

Hello Board Members,

My name is Camille Allen and I am a social worker at Big Sky high school. I am also a cancer survivor who relys heavily my health insurance for routine MRI screenings to make sure my brain cancer has come back.

Due to my need for quality health insurance, I am very concerned about rushing into a decision without all questions answered and agreements met so we can make an informed decision. Especially considering that our current insurance state is stable and financially strong

Additionally, the fact that the district's own Health Insurance Committee reviewed this proposal and voted to NOT join BHA at this time should mean something. Those individuals on that committee are experts in reading and understanding insurance situations and I think the board should trust them.

I hope you as board members take the desires of the individuals in this district and vote to make an informed decision.

Thank you for your time.

--

Camille Allen, SWLC

Opposed to Insurance Trust

Melissa Lynn <mslynn@mcpsmt.org>
To: publiccomment@mcpsmt.org

Tue, Mar 31, 2026 at 10:01 AM

Dear Members of the Board and Administration,

I am writing to formally express my firm desire to maintain our current health insurance coverage through Allegiance, rather than transitioning to the proposed state trust. While I understand the district is exploring various avenues for financial management, the health and stability of MCPS employees must remain the primary priority.

After a year long journey with cancer, my position is based on several critical factors regarding the reliability and quality of our current benefits:

- **Financial Stability:** Our current insurance plan is fully funded, providing a level of financial security and predictability that is essential for both the district and its employees.
- **Established Credibility:** Allegiance is well-established with a proven track record. Their coverage is credible, and their processes are refined, ensuring that employees are not met with hurdles when seeking care.
- **Provider Networks:** One of the most significant advantages of our current plan is the existing relationship with local healthcare professionals. Allegiance has successfully negotiated with almost all providers in our area, ensuring that employees have seamless access to their preferred doctors and specialists.
- **Proven Reliability vs. Calculated Risk:** Joining a state trust at this stage represents a significant gamble. While the trust works to establish its own credibility and build partnerships with providers, employees would be left in a state of uncertainty. I do not believe our collective health should be used as a gambling chip while a new system attempts to find its footing.

Finally, it is important to recognize the current climate of our profession. As competitive wages and other benefits struggle to keep pace with the cost of living, reliable, high-quality health coverage remains one of the very few meaningful perks left for MCPS employees. To jeopardize this stability would be a significant blow to staff morale and retention.

I urge the district to prioritize the proven success of our current plan over the risks associated with the state trust. I look forward to continuing our care under the dependable umbrella of Allegiance.

Sincerely,

Melissa Lynn
Early Learning Instructional Coach
Missoula County Public Schools
FOR STAFF ONLY: Click Here to Schedule a Time With Me

MCPS Duncan Property Valuation Feedback

John Oetinger <johnoetinger@outlook.com> Tue, Mar 31, 2026 at 10:58 AM
To: "publiccomment@mcpsmt.org" <publiccomment@mcpsmt.org>
Cc: Kate Dinsmore <kdinsmore@wgmgroup.com>, "Dave Harmon (ecollama@msn.com)" <ecollama@msn.com>

Dear MCPS Trustees,

The valuation of the 13 acre Duncan Property (PEAS Farm and Duncan Playing Field) should be modified in the written plan provided by WGM and Sterling, before voting to approve the plan on April 14.

- The pdf named "Appendix B: Broker Opinions of Value", dated Aug 2025, section B.2 states: "....if rezoned under the City of Missoula, it would most likely fall into either R20 (lower density) or RT10 (higher density) zoning. R20 zoning would allow fewer homes, likely resulting in a lower property value. RT10 zoning would allow more homes, increasing its market potential and price".
- The property was zoned R-R1 in January of 2026, as is noted in the "MCPS Properties Plan Public Review Draft Part 1" pdf, pg79.
- Sterling's likely valuation, dated Aug 2025, of $3,680,000 is based on R20, and $4,250,000 is based on RT10, as is the suggested list price of $4.5M, all of which is therefore out of date and inaccurate.
- R-R1, which appears to be lower density than either R20 or RT10, means that if it were sold to a developer, the price would likely be significantly lower than Sterling's valuation.
- "MCPS Properties Plan Public Review Draft Part 1" pdf, pg86 states "The first priority is to sell or trade the property to Garden City Harvest, the City, the County, or the University of Montana while maintaining the existing uses on the site". WGM echoed this recommendation during their presentation in Jan of 2026, and several of the trustees verbally reinforced this intent at that meeting.

Therefore, if it were sold to group(s) that would maintain its existing use (probably zoned OP-1), the sell price would probably not be over $1M, for the 13 acre Duncan Property.

MCPS should go back to WGM and Sterling and obtain two new valuations, one for R-R1 and one for (probably) OP-1.

It's important that when the trustees vote on this plan, that the plan include accurate information, so we urge you to postpone the April 14 vote until this inaccuracy can be corrected.

There is no rush. Let's get this right before voting on the plan.

These comments are provided by John Oetinger, spokesperson for the Missoula Old Boys Soccer Group, that built the Duncan Playing Field, and that continue to use and maintain it.

In Opposition to BHA

Nicole F. Hensley <nhensley7@gmail.com>
To: publiccomment@mcpsmt.org

Tue, Mar 31, 2026 at 12:10 PM

Dear Members of the Missoula County Public School Board,

I write to you as a tenured teacher of Missoula County Public Schools (MCPS) to strongly encourage you **against** joining Bridged Health Alliance (BHA). Our MCPS Health Committee dedicated an extreme amount of research and energy into comparing BHA to our current healthcare plans. They simply do not match up. Our current insurance plan is self-funded and extremely stable. There are too many unknowns with BHA. It is unfair to all MCPS employees to remove that stability out from under us. There are instances where there are no guaranteed contracts and that should be enough of a red flag. In addition, the exit terms are too restrictive which is also cause for concern. We should wait and see how BHA does in the coming year and then reassess the situation. Please trust our respected colleagues in the Health Committee who have put in the work and know BHA is not the better switch for members at this time.

Sincerely,

Nicole Hensley

Bridge Health Serious Concern

Paul Reneau <preneau@mcpsmt.org>
To: publiccomment@mcpsmt.org

Wed, Apr 1, 2026 at 10:31 AM

Moving to Bridged Health carries significant risk given the many unanswered questions around governance, employee representation, operational structure, and costs. Allowing Bridged Health time to fully address these concerns before reconsidering next year would be prudent and responsible. With so many uncertainties still unresolved as of the end of February, voting yes at this time appears financially irresponsible. MCPS is already at financial risk, let's not put ourselves in a position that we will spend years recovering from.

Sincerely,
Very Concerned MCPS Staff

Bridged Health Alliance

Sam Hines <samhines629@gmail.com>
To: publiccomment@mcpsmt.org

Thu, Apr 2, 2026 at 4:06 PM

I'm writing to encourage the Board to wait to join BHA, a new and unproven insurance system.

Our current system is in a strong space right now and we can afford to see how this plays out, especially when there are some concerning things about BHA. They currently have no guaranteed contracts, and the exit plan would lock us into the plan for 3 years.

Let's listen to the experts on our Health Insurance Committee, who overwhelmingly voted not to join BHA at this time.

Thank you,

Sam Hines
Teacher at the Juvenile Detention Center

Out-of-District Approvals 2025-2026		
ID	**Initials (L,F)**	**Grade 25/26**
25260302120	W,C	3
25260310121	D,K	8
25260310122	C,S	1
25260325123	A,J	12
25260325124	R,J	12
25260325125	R,K	12
25260331126	P,T	10

Out-of-District Approvals 2026-2027		
ID #	**Initials L,F**	**Grade 26/27**
2627030581	M,B	K
2627031082	C, S	2
2627031883	R,J	11
2627031984	S,M	EL
2627031985	P,V	EL

Underage Approvals		
Initials L,F	**DOB**	**Grade**
H,T	6/17/2021	EL
T,E	3/11/2023	PK
S,R	6/20/2021	EL

Individual Transportation Contracts		
1 student	8 miles	S.R.
1 student	3.5 miles	S.H.
1 student	30 miles	D.P.

MCPS PROPERTIES PLAN

April 14, 2026
Board of Trustees Meeting

MISSOULA COUNTY PUBLIC SCHOOLS

WGMGROUP™
Community Values. Inspired Futures.

OUR TEAM

KATE DINSMORE, PLA, SITES AP

Planner

Landscape Architect

WGMGROUP

SterlingCRE ADVISORS

MAX GREBE, AIA

President

Principal Architect

LPW ARCHITECTURE

DCI ENGINEERS

RACHEL HUFF-DORIA

Owner/Director

Participatory Designer & Facilitator

rhd

ACE INC est. 1987

ASSOCIATED • CONSTRUCTION • ENGINEERING

What is the purpose of today’s discussion?

- Review overall project with a focus on recommendations and implementation

Project Goal

- Ensure all properties are being used to further the Core Purpose of MCPS - *To engage all students in a high-quality education that empowers, inspires and prepares each student for their future.*

What are the challenges we're addressing?

- MCPS buildings currently not in use as K-12 schools have limited to no funding available to address ongoing safety concerns and deferred maintenance
- There is uncertainty for MCPS and non-MCPS programs, on MCPS properties not in use as K-12 schools, that are seeking stability and a long-term commitment from MCPS
- There is uncertainty around MCPS properties, not in use as K-12 schools, that are of high interest outside of MCPS for alternative uses
- There is uncertainty around how vacant MCPS properties should be used and if MCPS should maintain ownership of vacant properties that are not currently contributing to the MCPS Core Purpose
- There is a belief that the public has the right to access MCPS property, and that MCPS property should be used for broader community benefit. However, there are financial and property sustainability challenges in achieving this goal

Summary of Deferred Maintenance

Administration Building
Structural: $630,000
Building: $1,000,000
Mechanical & Electrical: $355,000
Total = $1,985,000

Cold Springs Building
Structural: $180,000
Building: $2,700,000
Mechanical & Electrical: $680,000
Total = $3,560,000

Dickinson Building
Structural: $30,000
Building: $2,800,000
Mechanical & Electrical:
Funding has been allocated for these expenses.
Total = $2,830,000 (excludes mechanical and HVAC)

Jefferson Building
Structural: $95,000
Building: $1,275,000
Mechanical & Electrical: $170,000
Total = $1,540,000

Mount Jumbo Building
Structural: $190,000
Building: $2,450,000
Mechanical & Electrical: $350,000
Total = $2,990,000

Prescott Building
Most systems have failed.

Whittier Building
Structural: $143,000
Building: $1,000,000
Mechanical & Electrical: $390,000
Total = $1,533,000

Total Deferred Maintenance = $13,045,000 + Prescott

Financial scenario projection with existing approach (no change)

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Rent	$269,801	$529,601	$559,601	$559,601	$562,001	$562,001	$562,001	$562,001	$562,001	$567,001	$567,001	$567,001	$567,001	$567,001	$567,001
Expenses	($170,000)	($230,000)	($785,000)	($480,000)	($1,410,000)	($865,000)	($720,000)	($1,360,000)	($715,000)	($760,000)	($1,210,000)	($1,615,000)	($760,000)	($960,000)	($1,005,000)
Net	$99,801	$399,402	$174,003	$253,604	($594,395)	($897,394)	($1,055,393)	($1,853,392)	($2,006,391)	($2,199,390)	($2,842,389)	($3,890,388)	($4,083,387)	($4,476,3836)	($4,914,385)

Assumes lease rates are increased and leased area is maximized in Jefferson, Cold Springs, and Mount Jumbo and that space will continue to be leased in the Administration Building

What are the options?

1) No change

   Deferred maintenance will continue to accumulate

   OR

   A new funding source will become available to address deferred maintenance

2) Sell unneeded properties & create an investment fund to address deferred maintenance

3) Ask community for funding for deferred maintenance

Public Engagement Plan Overview

Phase 1 **Define**	**Feb - March**: Define Engagement Focus and Finalize Public Engagement Plan **Focus**: Develop clear purpose and process.
Phase 2 **Data Collection**	**Apr - July**: Learning Sessions, 1 on 1s, Survey. **Focus**: Inform community of planning. Refine values and needs based on input.
Phase 3 **Plan Development**	**Aug - Dec**: Building Tour & Input, Public Partners, 1 on 1s **Focus:** Goals: Explore building conditions & property options; gather input on how well options meet Core Purpose.
Phase 4 **Implementation**	**Jan - Mar**: Public Comment at Board Meetings **Focus**: Inform community of plan. Offer final opportunity for input on recommendations & implementation.

Exploring Property Options

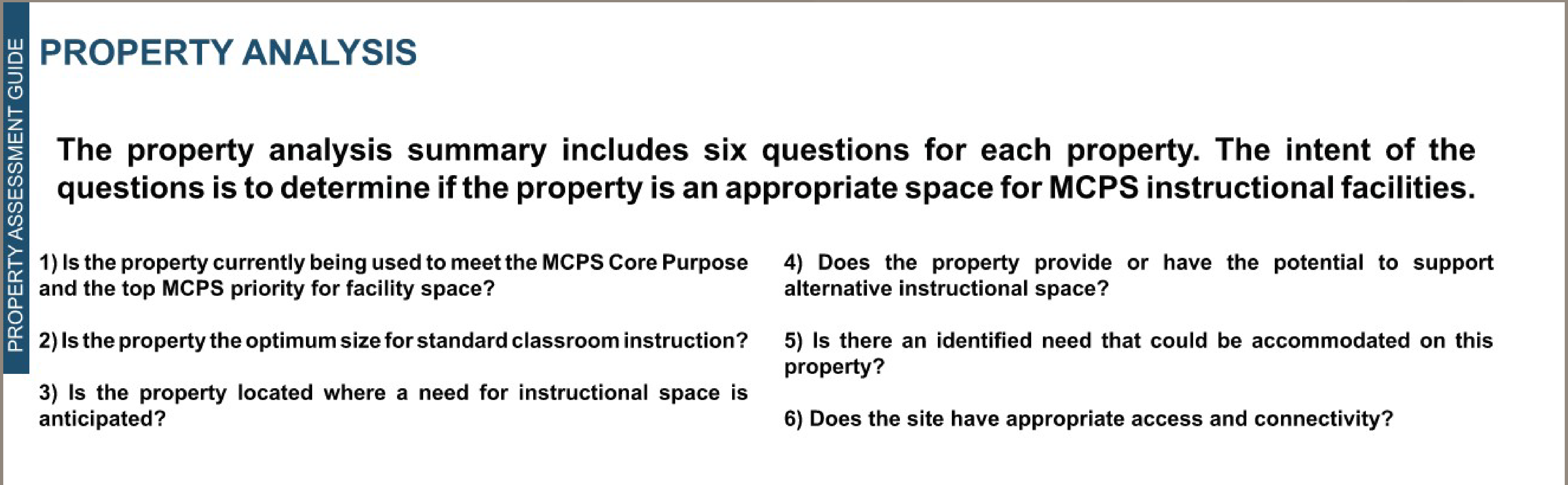
Engagement Activities:
Over 200 people participated in building tours and input sessions; over 870 people participated in a public survey

Goals:
Share and discuss property options, explore building conditions, and gather feedback on how alternative proposals meet the District's Core Purpose.

What We Heard from Community: Diverse Viewpoints

- 54% of survey respondents preferred "Option 2: Financial Sustainability Approach".
- Full Survey Results publicly available online
- Desire for more indoor public or accessible spaces to accommodate community and neighborhood needs
- Strong community ownership of and desire to retain access to property green spaces and parks
- Conflict between needs and beliefs:
    - Public land should remain permanently available to the public vs. Properties are a high cost for the public to maintain, and increasing taxes is undesirable

How were the properties evaluated?



PROPERTY ASSESSMENT GUIDE

PROPERTY ANALYSIS

The property analysis summary includes six questions for each property. The intent of the questions is to determine if the property is an appropriate space for MCPS instructional facilities.

1) Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?

2) Is the property the optimum size for standard classroom instruction?

3) Is the property located where a need for instructional space is anticipated?

4) Does the property provide or have the potential to support alternative instructional space?

5) Is there an identified need that could be accommodated on this property?

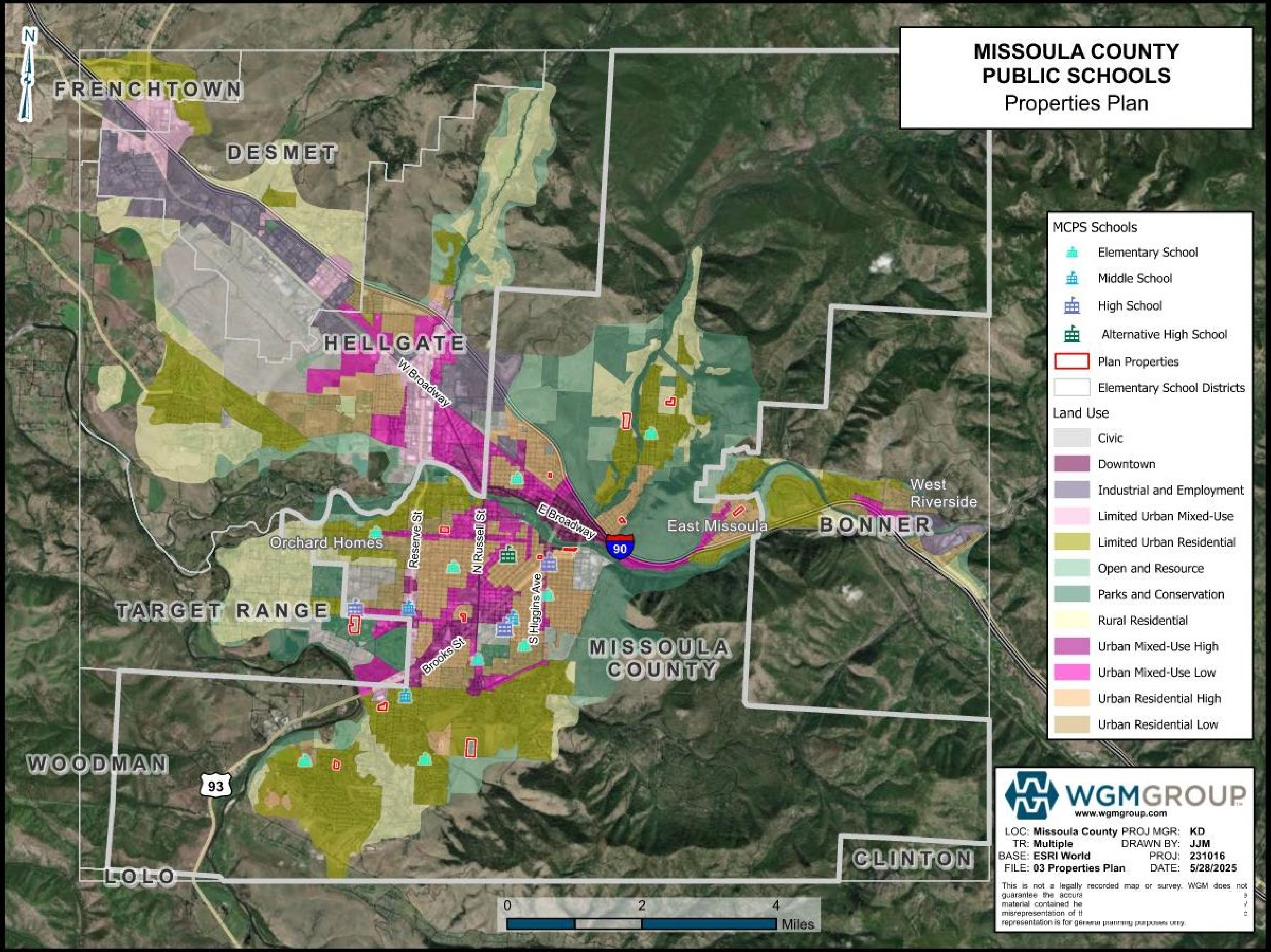
6) Does the site have appropriate access and connectivity?

MCPS School Capacity (Students)

	Elementary Schools	**Middle Schools**	**High Schools**
Capacity	4,460	1,928	4,192
2025 Enrollment	3,236	1,738	3,606
Forecast 2032-33 Enrollment	3,640	1,737	4,097

- Excludes Seeley-Swan High School
- Elementary school capacity includes active schools only

Community Growth


MISSOULA COUNTY
PUBLIC SCHOOLS
Properties Plan
N
FRENCHTOWN
DESMET
HELLGATE
W Broadway
E Broadway
90
East Missoula
West Riverside
BONNER
Orchard Homes
Reserve St
N Russell St
S Higgins Ave
Brooks St
TARGET RANGE
MISSOULA COUNTY
WOODMAN
93
LOLO
CLINTON
0
2
4
Miles
MCPS Schools
Elementary School
Middle School
High School
Alternative High School
Plan Properties
Elementary School Districts
Land Use
Civic
Downtown
Industrial and Employment
Limited Urban Mixed-Use
Limited Urban Residential
Open and Resource
Parks and Conservation
Rural Residential
Urban Mixed-Use High
Urban Mixed-Use Low
Urban Residential High
Urban Residential Low
WGMGROUP
www.wgmgroup.com
LOC: Missoula County
PROJ MGR: KD
TR: Multiple
DRAWN BY: JJM
BASE: ESRI World
PROJ: 231016
FILE: 03 Properties Plan
DATE: 5/28/2025
This is not a legally recorded map or survey. WGM does not guarantee the accura
material contained he
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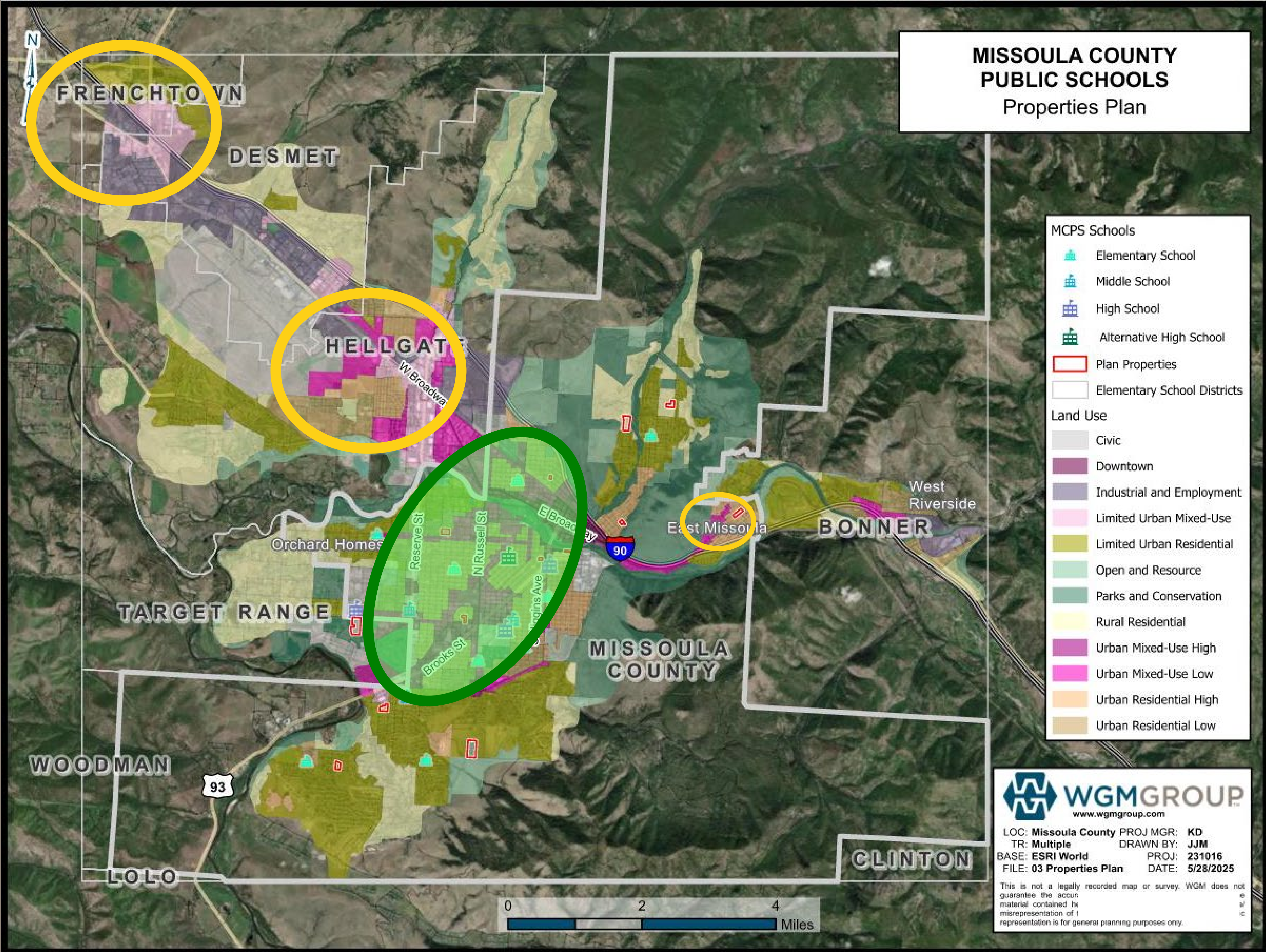
representation is for general planning purposes only.

Community Growth

- Current population for the Our Missoula 2045 Land Use Plan area is 93,926 people.
- The population is projected to be 128,345 people by 2045.


MISSOULA COUNTY PUBLIC SCHOOLS
Properties Plan
N
FRENCHTOWN
DESMET
HELLGATE
W Broadway
Orchard Homes
TARGET RANGE
Reserve St
N Russell St
Brooks St
Higgins Ave
E Broadway
90
East Missoula
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Urban Mixed-Use High
Urban Mixed-Use Low
Urban Residential High
Urban Residential Low
WGMGROUP
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DATE: 5/28/2025
This is not a legally recorded map or survey. WGM does not
guarantee the accur
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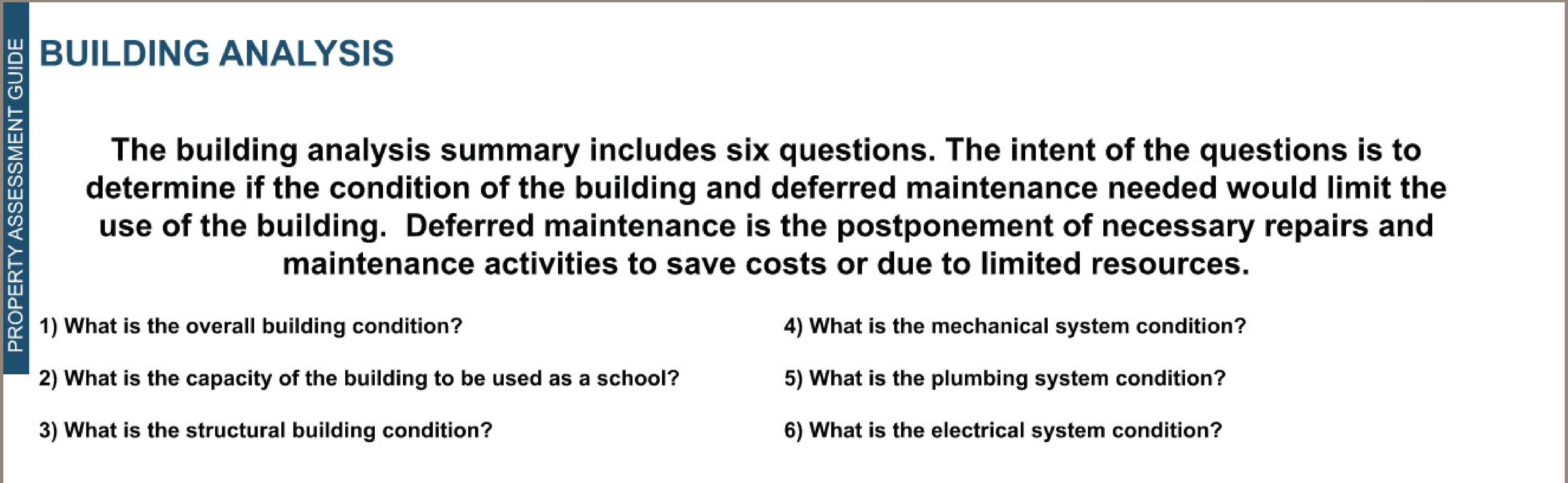
misrepresentation of t
representation is for general planning purposes only.

How were the properties evaluated?



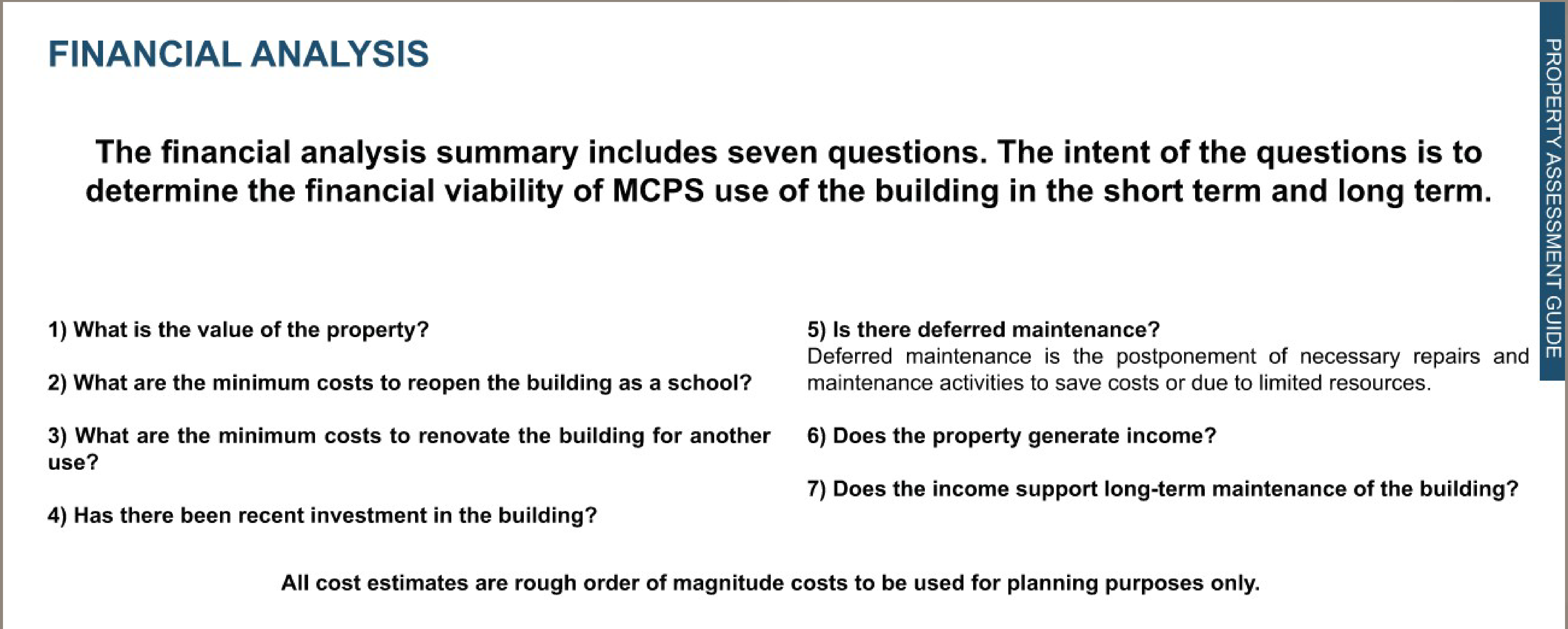
PROPERTY ASSESSMENT GUIDE

BUILDING ANALYSIS

The building analysis summary includes six questions. The intent of the questions is to determine if the condition of the building and deferred maintenance needed would limit the use of the building. Deferred maintenance is the postponement of necessary repairs and maintenance activities to save costs or due to limited resources.

1) What is the overall building condition?
2) What is the capacity of the building to be used as a school?
3) What is the structural building condition?
4) What is the mechanical system condition?
5) What is the plumbing system condition?
6) What is the electrical system condition?

How were the properties evaluated?



PROPERTY ASSESSMENT GUIDE

FINANCIAL ANALYSIS

The financial analysis summary includes seven questions. The intent of the questions is to determine the financial viability of MCPS use of the building in the short term and long term.

1) What is the value of the property?

2) What are the minimum costs to reopen the building as a school?

3) What are the minimum costs to renovate the building for another use?

4) Has there been recent investment in the building?

5) Is there deferred maintenance?
Deferred maintenance is the postponement of necessary repairs and maintenance activities to save costs or due to limited resources.

6) Does the property generate income?

7) Does the income support long-term maintenance of the building?

All cost estimates are rough order of magnitude costs to be used for planning purposes only.

Key Principle

All MCPS property decisions should further the Core Purpose of MCPS: to engage all students in a high-quality education that empowers, inspires and prepares each student for their future.

When priorities conflict, student learning and long-term sustainability take precedence.

Supporting Principles

1. Student Learning and Education

   Properties directly or indirectly enhance student learning and education.

2. Long-Term Sustainability

   Property decisions prioritize long-term educational and financial health for students and the district over short-term gains or convenience.

3. Generates Value

   Properties must generate sufficient educational, financial, or strategic value to justify their cost and support the district's overall ability to serve students.

4. Community Benefit

   When aligned with student needs, property decisions consider community and public agency partnerships, historical significance, and public benefit.

Administration Building

Recommendation:

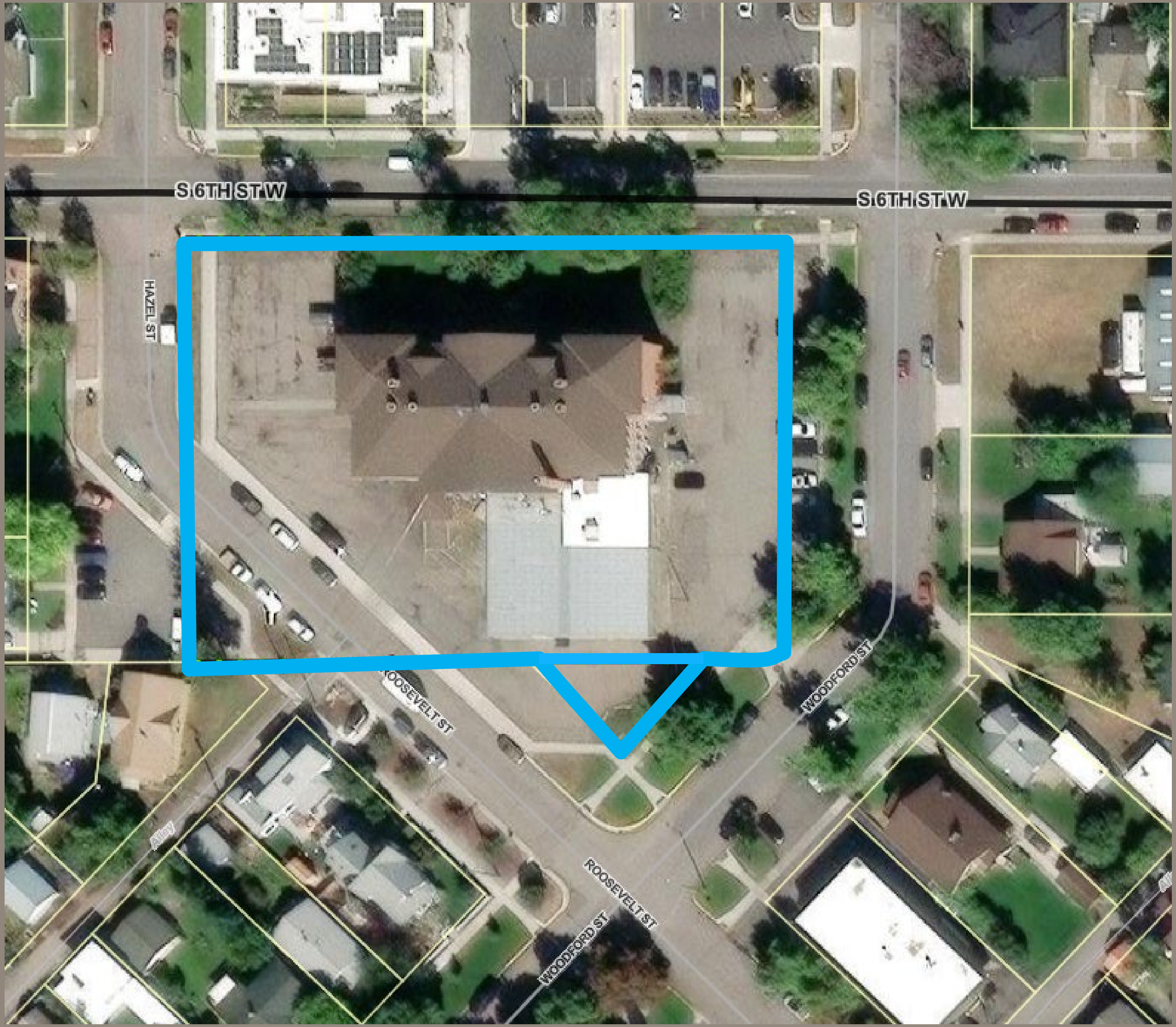
Long-term lease or sale to maximize financial return for MCPS

Broker Opinion of Value:

$2,000,000 to $3,000,000

Suggested List Price:

$3,630,000

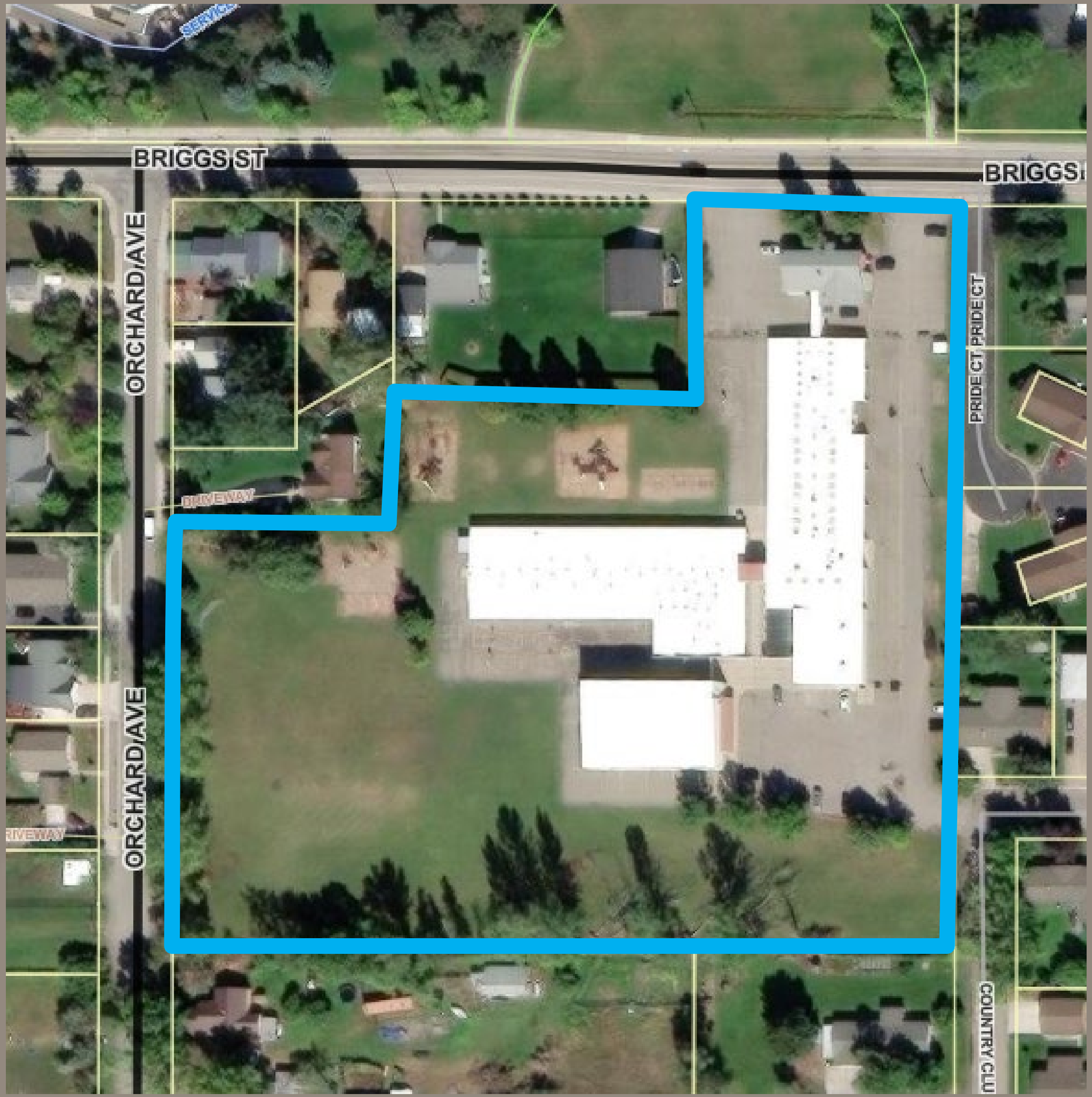

S 6TH ST W
S 6TH ST W
HAZEL ST
ROOSEVELT ST
WOODFORD ST
Alley
ROOSEVELT ST
WOODFORD ST

Cold Springs Building

Recommendation:

Maintain ownership and maximize leases

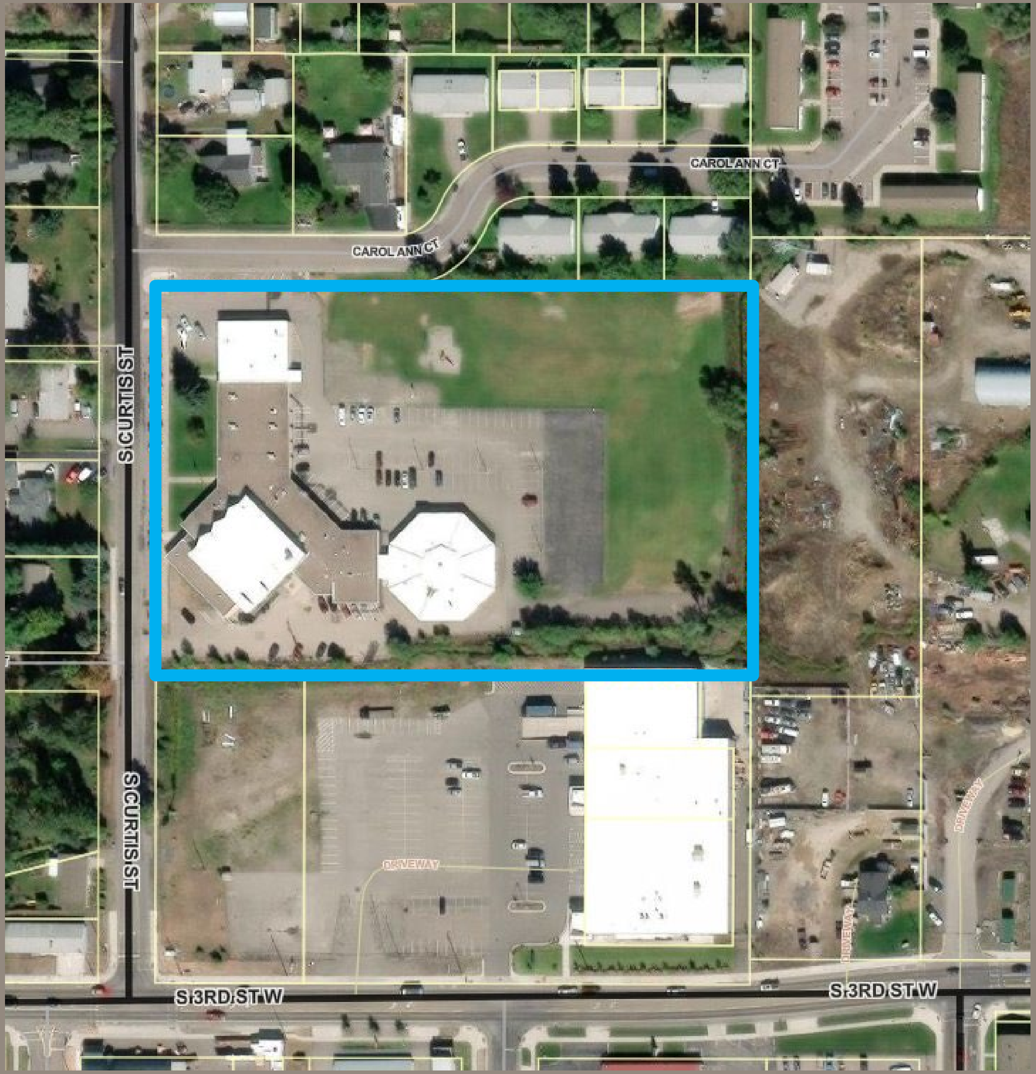
Three-year leases to provide stability for tenants


BRIGGS ST
BRIGGS
ORCHARD AVE
ORCHARD AVE
PRIDE CT
PRIDE CT
COUNTRY CLU
DRIVEWAY
RIVEWAY
SERVIC

Dickinson Building

Recommendation:

Maintain ownership for use by adult education program


CAROL ANN CT
CAROL ANN CT
S CURTIS ST
S CURTIS ST
DRIVEWAY
S 3RD ST W
S 3RD ST W

Duncan Drive Property

Recommendation:

Explore ownership opportunities with Garden City Harvest, the City, the University, and the County while preserving continued use of the space by Garden City Harvest

Priority 1: Sell or trade

Priority 2: Renegotiate lease

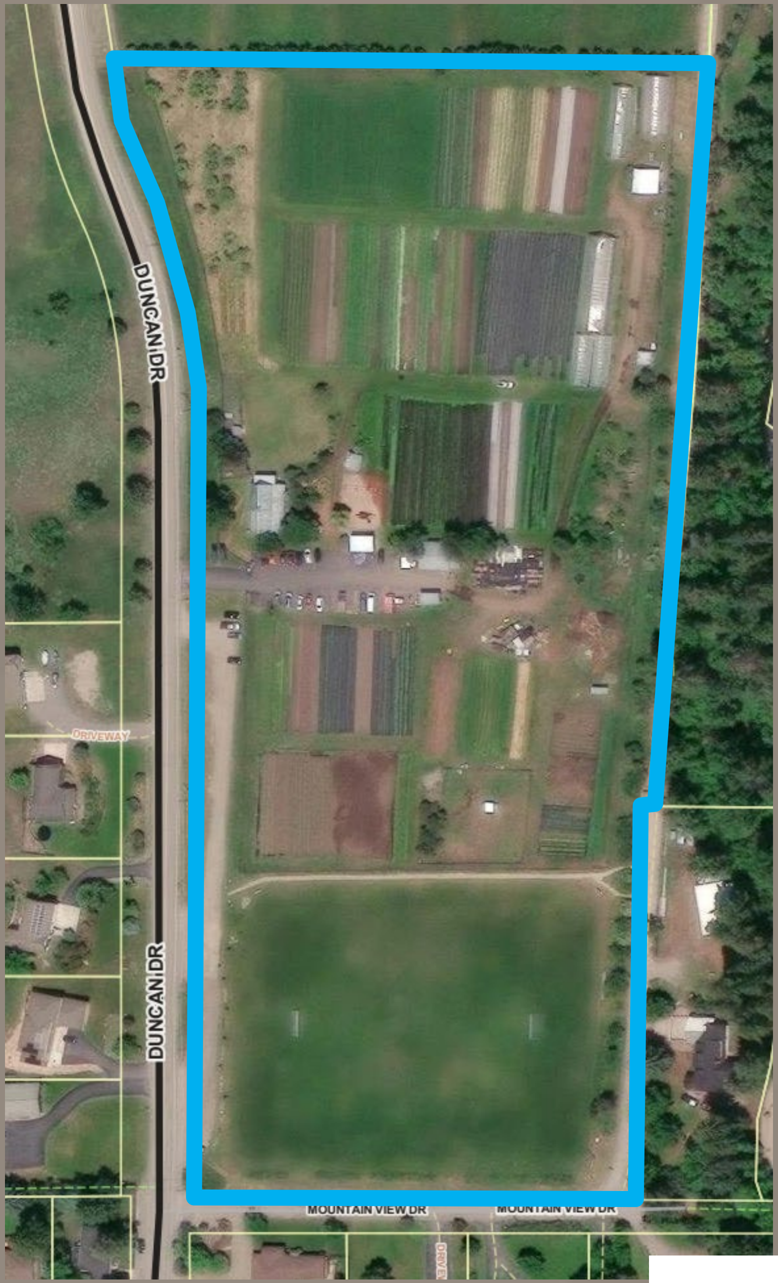
Explore option to split property into two parcels to align with the two existing land uses

Broker Opinion of Value:

$3,680,000 to $4,250,000

Suggested List Price:

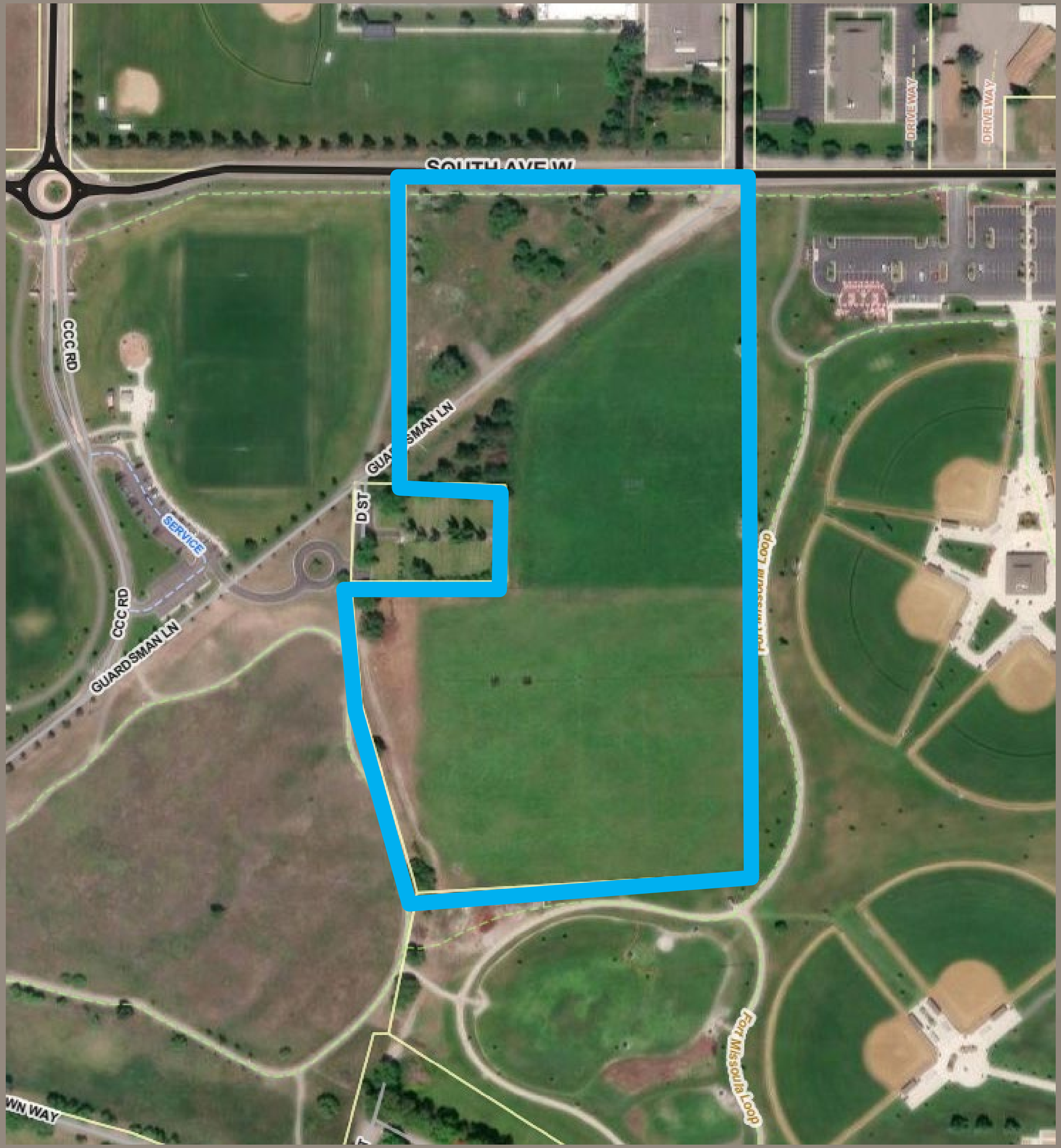
$4,500,000


DUNCAN DR
DUNCAN DR
DRIVEWAY
MOUNTAIN VIEW DR
MOUNTAIN VIEW DR

Fort Missoula Property

Recommendation:

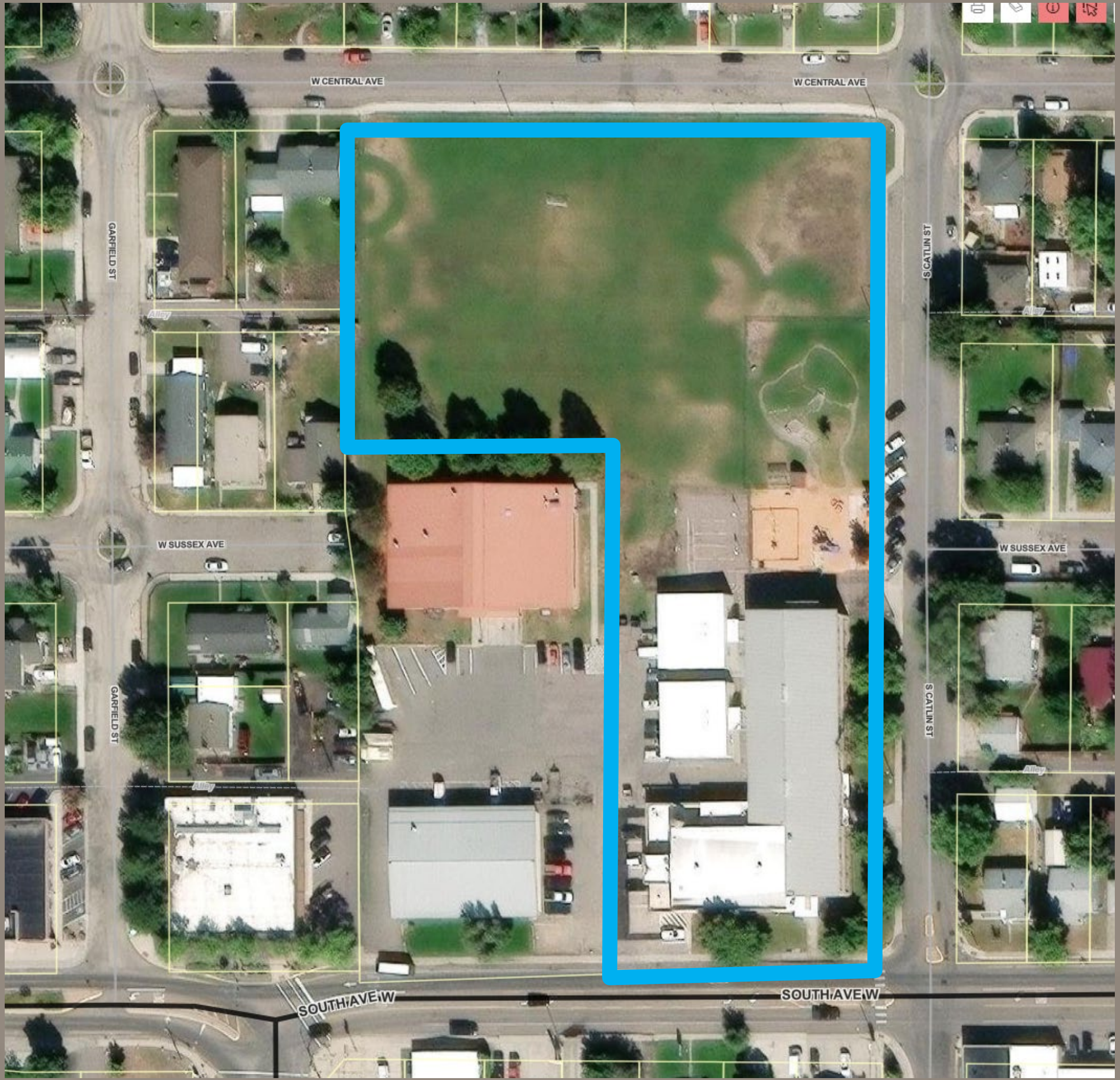
Maintain ownership for use by MCPS School Farm


SOUTH AVE W
DRIVEWAY
DRIVEWAY
CCC RD
GUARDSMAN LN
D ST
SERVICE
CCC RD
GUARDSMAN LN
Fort Missoula Loop
Fort Missoula Loop
WN WAY

Jefferson Building

Recommendation:

Maintain ownership. Use for MCPS uses or lease.


W CENTRAL AVE
W CENTRAL AVE
GARFIELD ST
S CATLIN ST
W SUSSEX AVE
W SUSSEX AVE
GARFIELD ST
S CATLIN ST
SOUTH AVE W
SOUTH AVE W

Linda Vista Property

Recommendation:

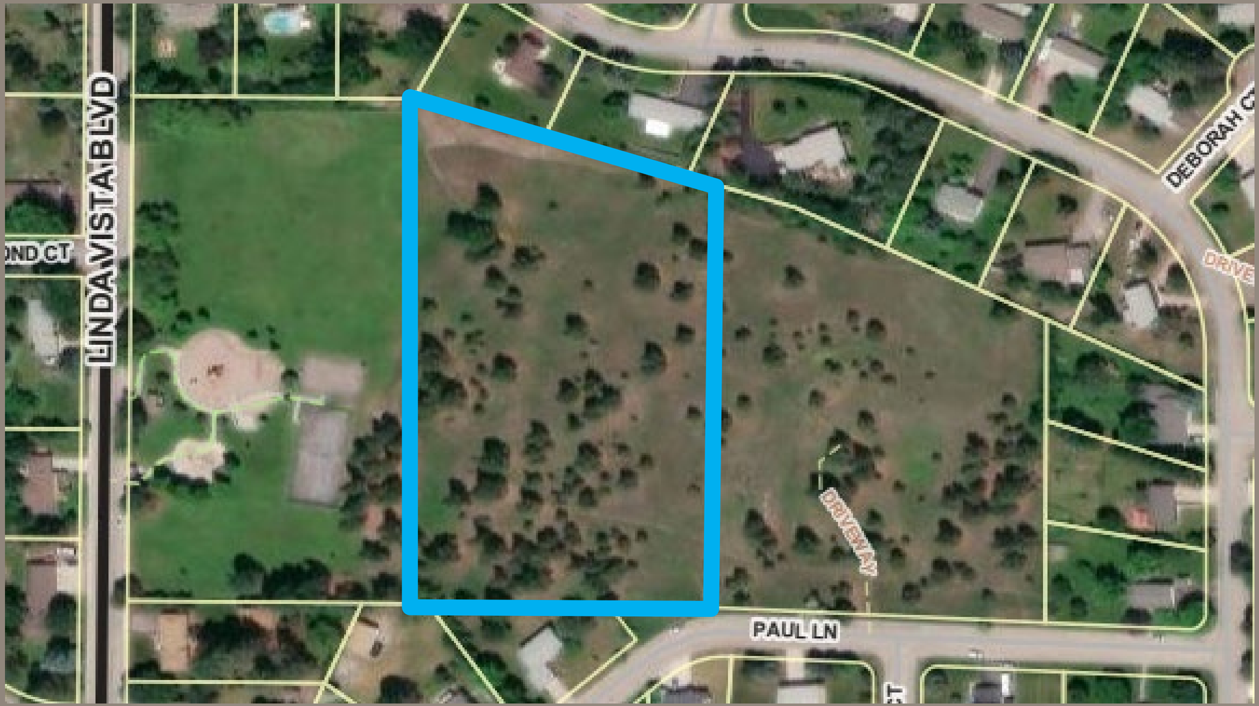
Explore sale or trade to City

Broker Opinion of Value:

$1,200,000 to $1,525,000

Suggested List Price:

$1,815,000

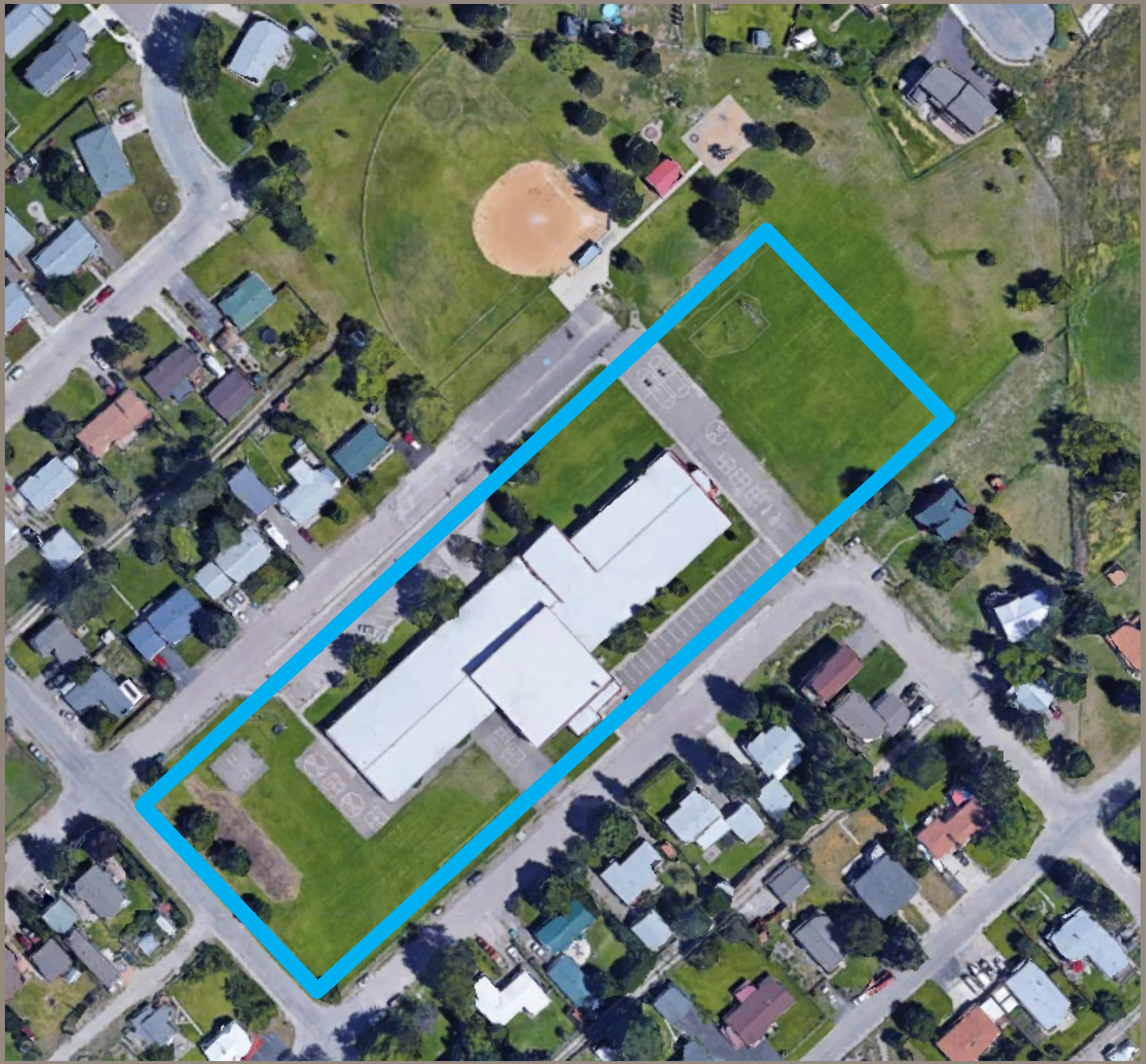

LINDA VISTA BLVD
OND CT
DEBORAH CT
DRIVE
DRIVEWAY
PAUL LN

Mount Jumbo Building

Recommendation:

Maintain ownership and maximize leases

Three-year leases to provide stability for tenants



Prescott Building

Recommendation :

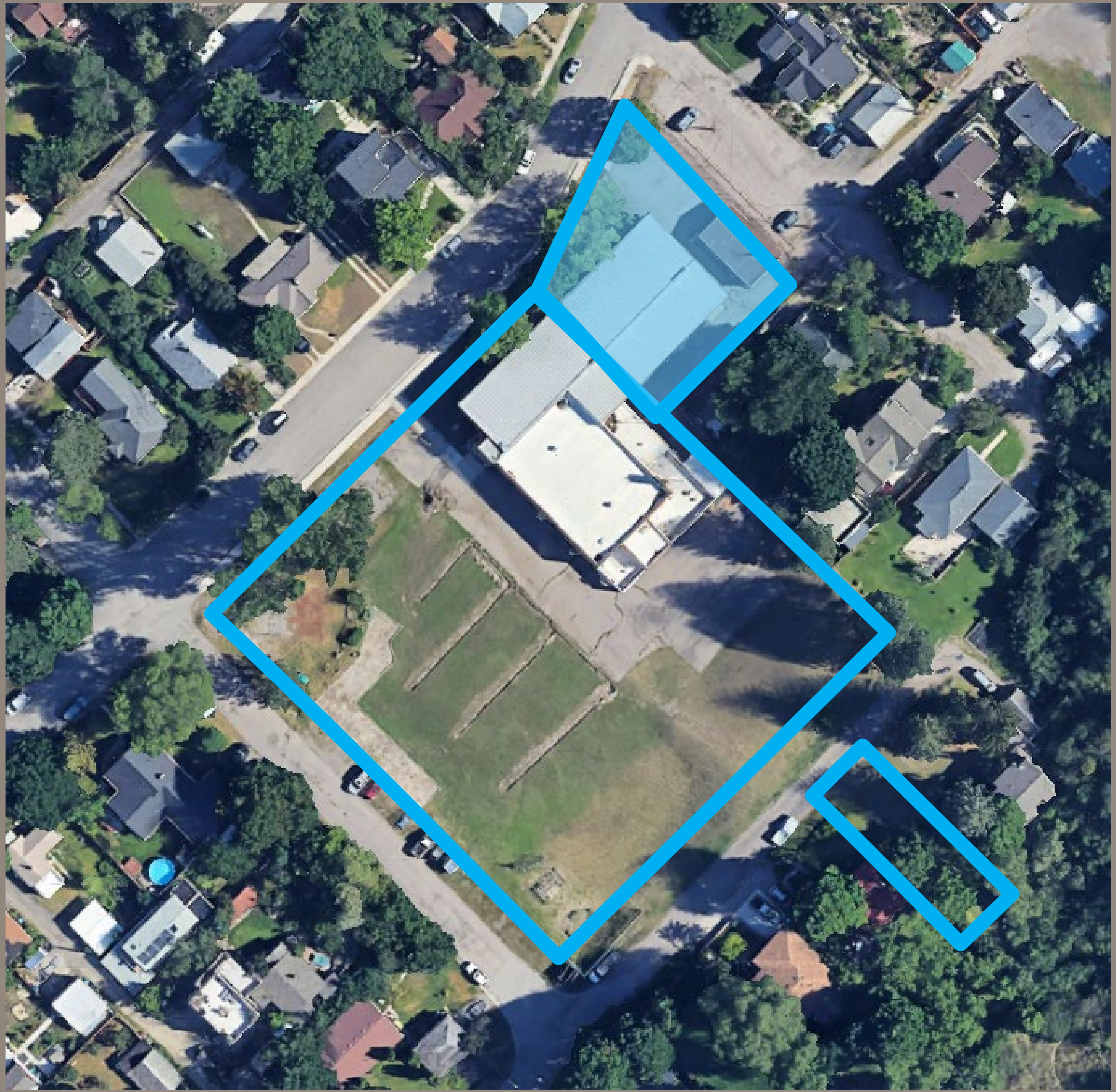
Long-term lease or sale utilizing a proposal process to meet the needs of the District and align, when possible, with community goals

Broker Opinion of Value:

$2,100,000 to $2,615,000

Suggested List Price:

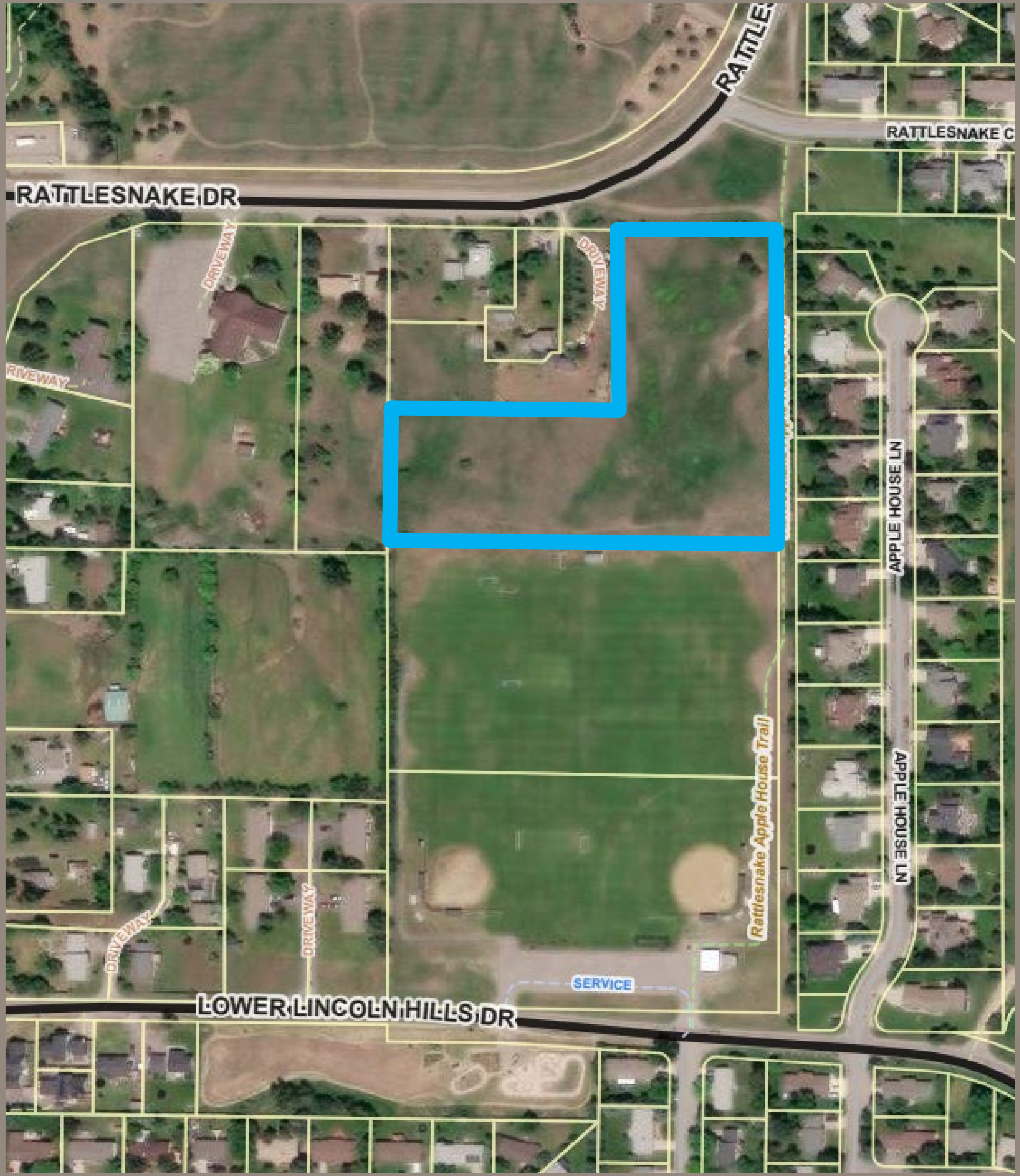
$2,725,000



Rattlesnake Property

Recommendation:

Maintain ownership


RATTLESNAKE DR
RATTLESNAKE C
DRIVEWAY
DRIVEWAY
RIVEWAY
APPLE HOUSE LN
APPLE HOUSE LN
Rattlesnake Apple House Trail
DRIVEWAY
DRIVEWAY
SERVICE
LOWER LINCOLN HILLS DR

Rimel Road Property

Recommendation:

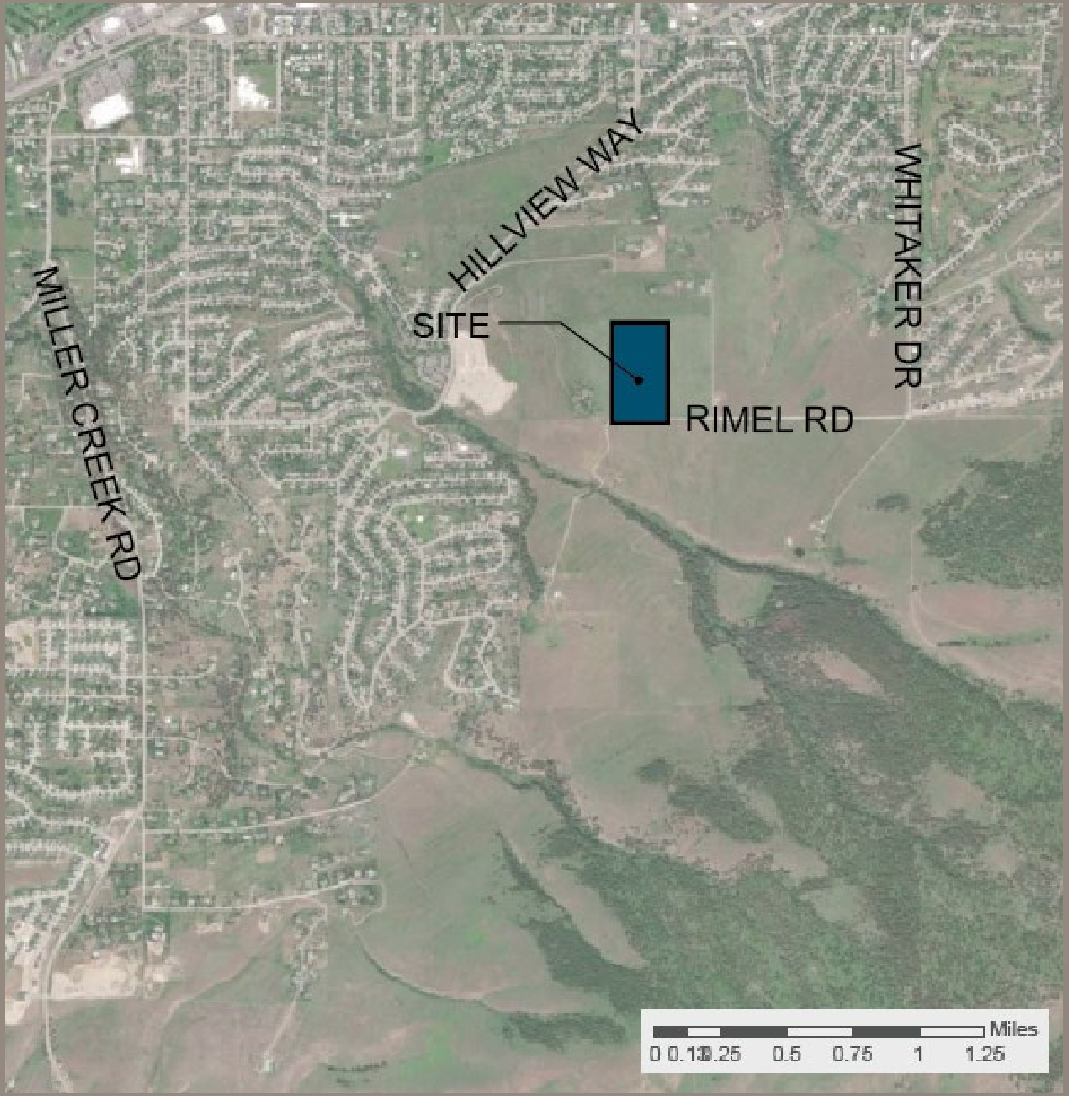
Long-term lease or sale

Broker Opinion of Value:

$6,000,000 to $6,750,000

Suggested List Price:

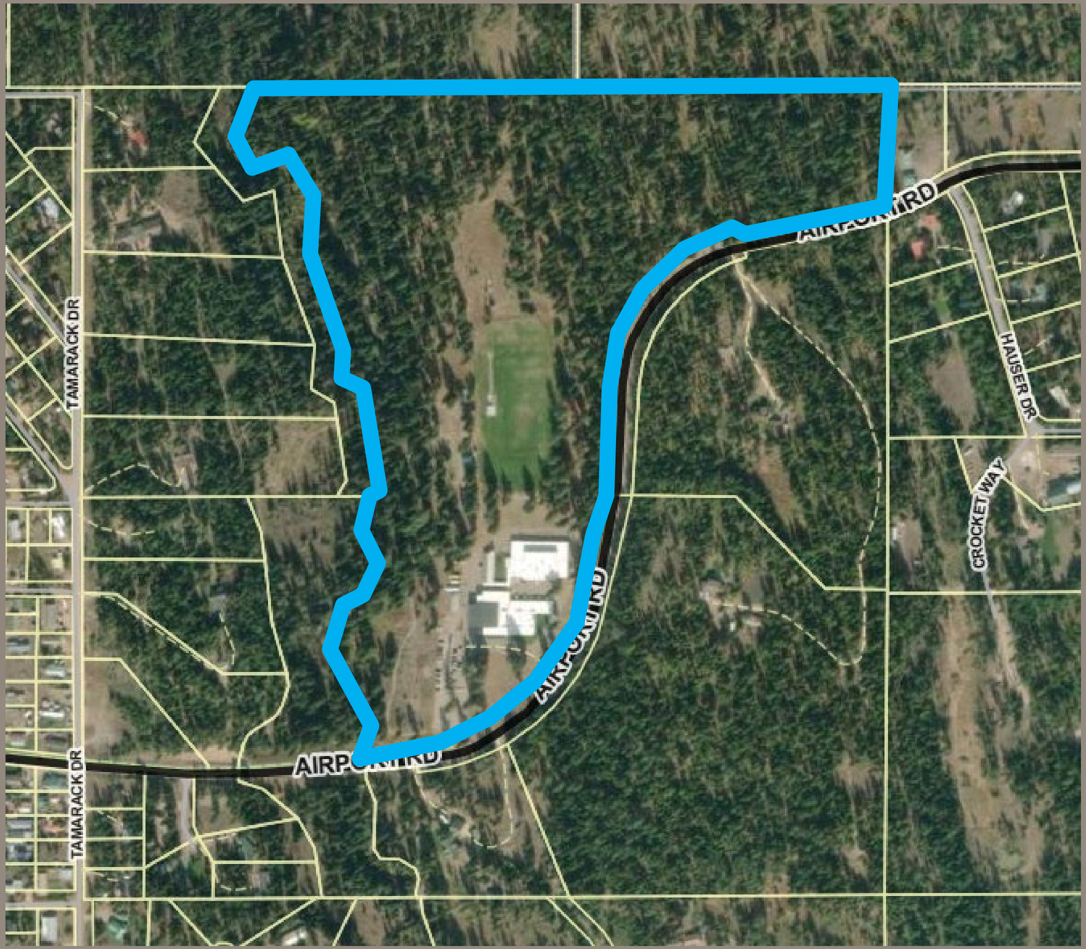
$7,500,000


HILLVIEW WAY
WHITAKER DR
SITE
RIMEL RD
MILLER CREEK RD
Miles
0
0.125
0.25
0.5
0.75
1
1.25

Seeley-Swan Property

Recommendation:

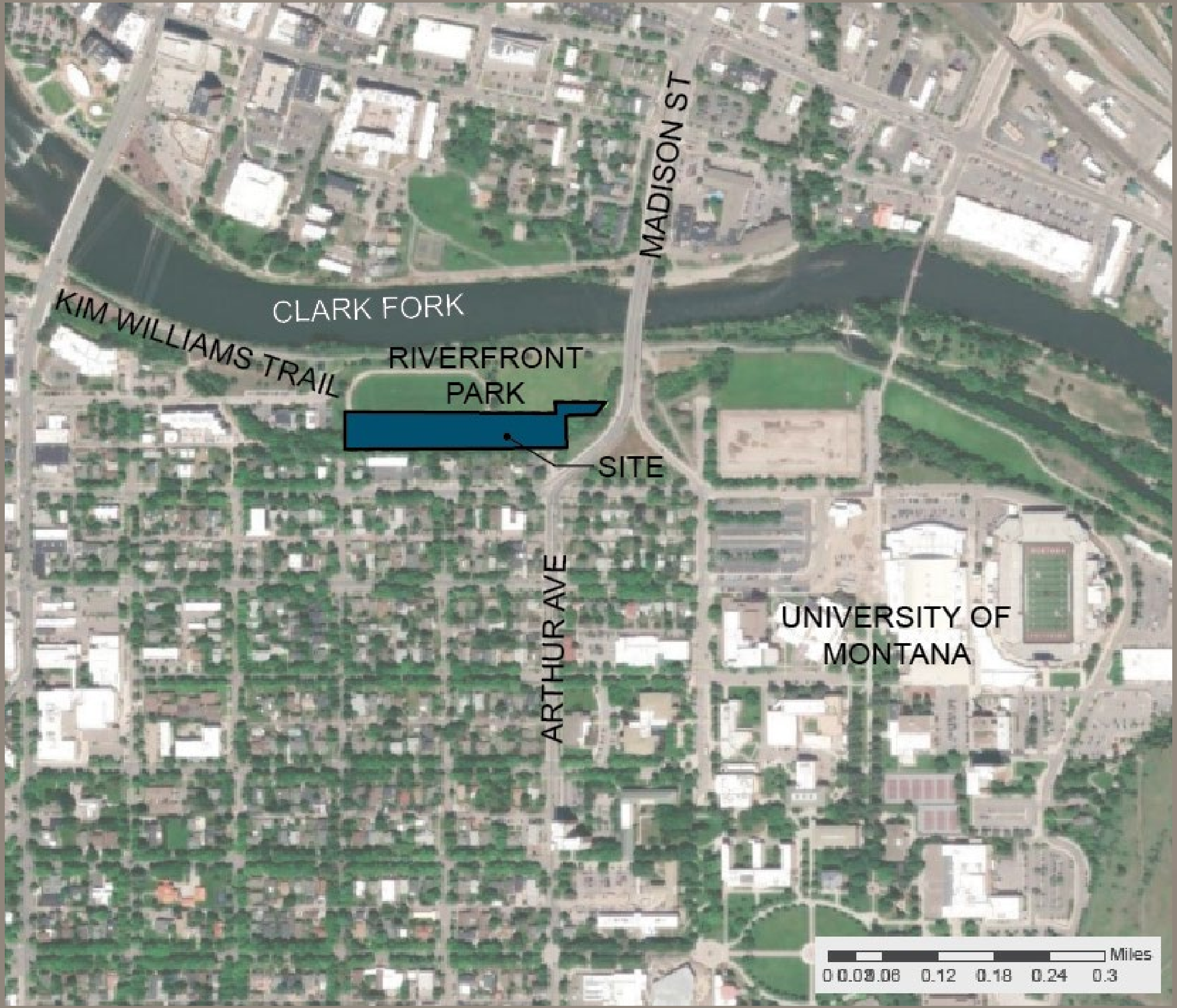
Explore opportunity to partner with the County to improve park amenities while maintaining flexibility for future uses. Provide limits to park area and identify future housing areas to ensure flexibility for future uses.


TAMARACK DR
TAMARACK DR
AIRPORT RD
AIRPORT RD
AIRPORT RD
HAUSER DR
CROCKET WAY

Toole Park Property

Recommendation:

Maintain ownership and current uses


MADISON ST
CLARK FORK
KIM WILLIAMS TRAIL
RIVERFRONT PARK
SITE
ARTHUR AVE
UNIVERSITY OF MONTANA
Miles
0 0.03 0.06 0.12 0.18 0.24 0.3

Whittier Building

Recommendation:

Priority 1: Sell to Child Start, Inc. Head Start

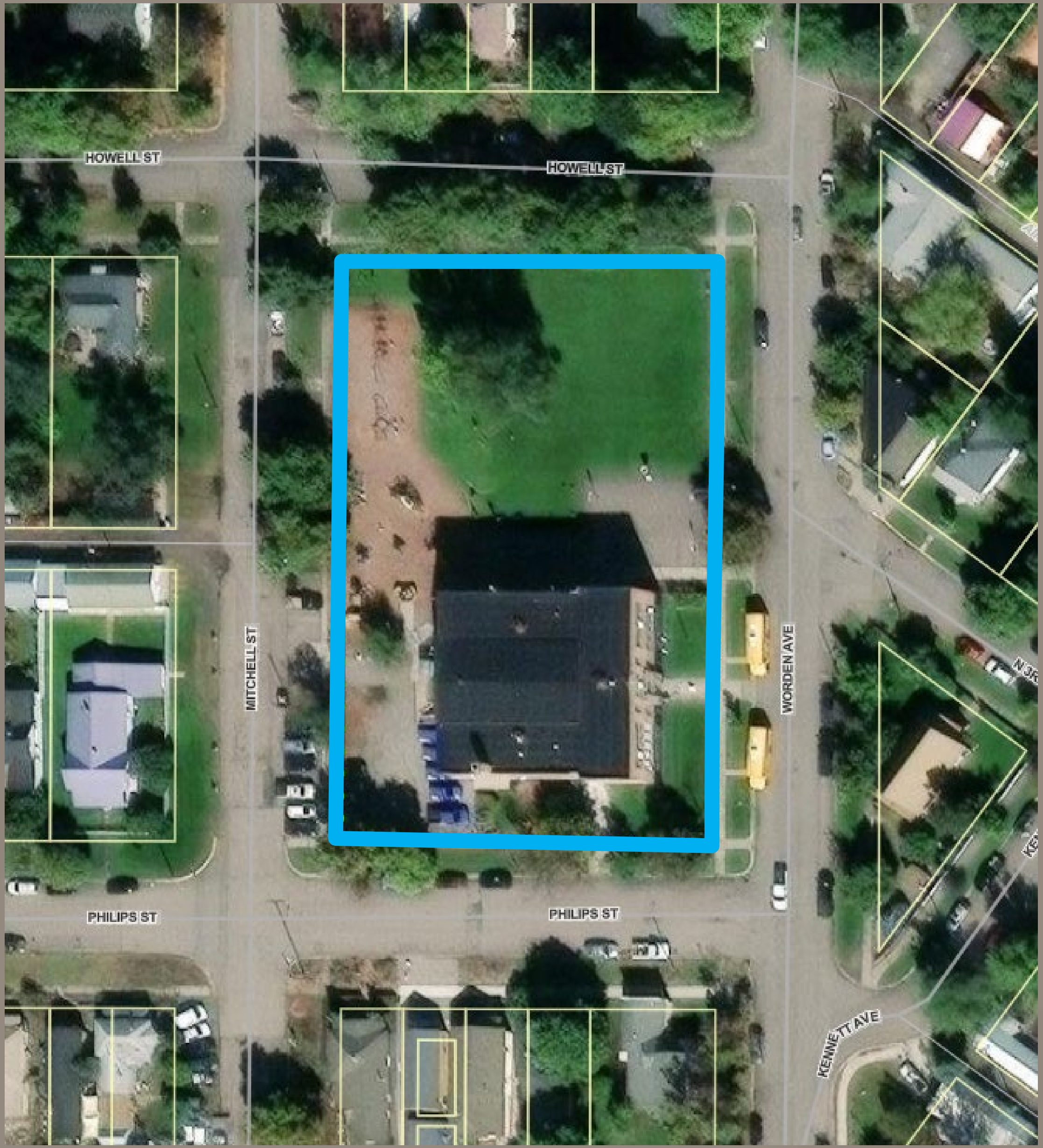
Priority 2: Maintain lease with Child Start, Inc. Head Start if funding is not feasible

Broker Opinion of Value:

$1,850,000 to $2,400,000

Suggest List Price:

$2,400,000

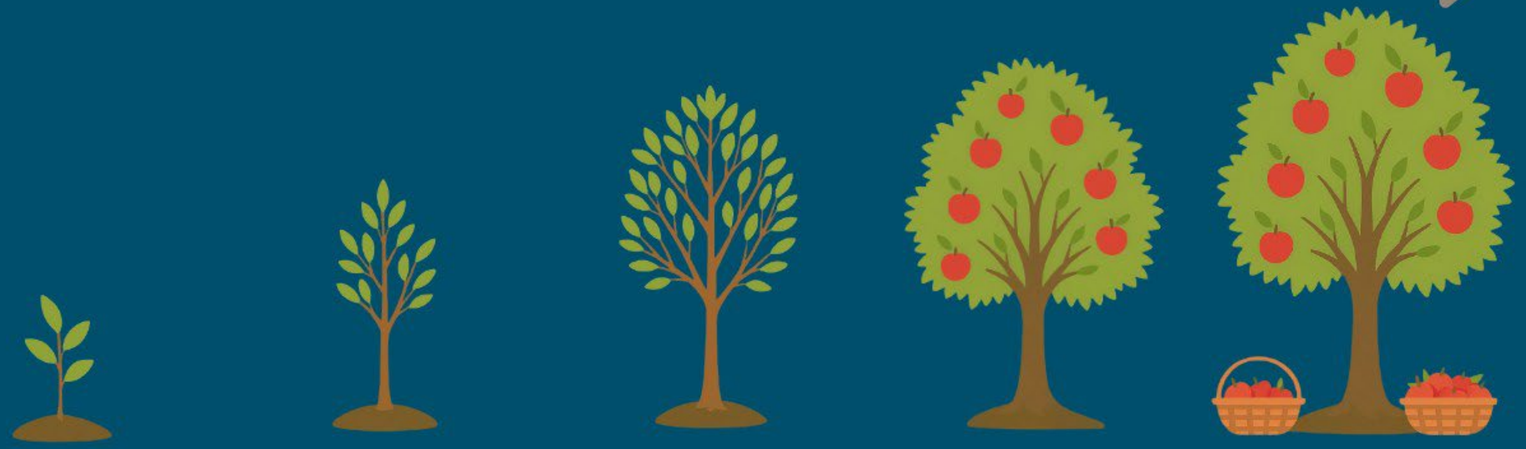

HOWELL ST
HOWELL ST
MITCHELL ST
WORDEN AVE
PHILIPS ST
PHILIPS ST
KENNETT AVE

Implementation

- **Partner**
  - Work with other public agencies to trade land so the District ends up with properties that can be used directly for future student programs, facilities, and services.
- **Maintain**
  - Take care of the properties that are best suited to support students and the District most and let go of the ones that don't.
- **Structure**
  - Make the Facilities Committee more effective, so facilities decisions consistently reflect what students need, now and in the future.

Investment Fund

HOW AN INVESTMENT FUND WORKS



Establish	Invest	Sustain	Maintain	Steward
Properties are sold and leased to establish an investment fund.	Funds are invested at the direction of the Board of Trustees in alignment with State law.	Sustainable funding is established to take care of buildings not in operation as Pre-K-12 schools without pulling resources from educational needs.	Funds are used to maintain buildings not in operation as Pre-K-12 schools and acquire properties for future educational needs.	The fund allows for long-term stewardship of public investment in the District.

RECOMMENDED INVESTMENT FUND USES
Maintenance of MCPS properties not in use as a pre-k-12 school
Property acquisition for future MCPS uses
Construction of new buildings that provide district-wide benefit
Staff for administering leases and day-to-day maintenance of properties not in use as a pre-k-12 school

Financial scenario for recommendations

4% interest rate, no compound interest

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Principal from Sales	$0	$2,800,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000
Rent/ Interest	$269,801	$512,001	$642,001	$981,601	$981,601	$981,601	$981,601	$981,601	$981,601	$981,601	$981,601	$981,601	$981,601	$981,601	$981,601
Expenses	($170,000)	($220,000)	($620,000)	($470,000)	($900,000)	($1,050,000)	($710,000)	($850,000)	($700,000)	($750,000)	($1,100,000)	($1,100,000)	($750,000)	($950,000)	($690,000)
Net	$99,801	$391,802	$413,803	$925,404	$1,007,005	$938,606	$1,210,207	$1,341,808	$1,623,409	$1,855,010	$1,636,611	$1,518,212	$1,749,813	$1,781,414	$2,073,015
Balance	$99,801	$3,191,802	$11,703,803	$12,215,404	$12,297,005	$12,228,606	$12,500,207	$12,631,808	$12,913,409	$13,145,010	$12,926,611	$12,808,212	$13,039,813	$13,071,414	$13,363,015

PRIORITY 1

Implementation Tasks (0-12 months)

- Form Duncan Drive Property working group and negotiate trade or sale of property
- Form Linda Vista Property working group and negotiate trade or sale of property
- Develop a solicitation process for Prescott Building
- Lease Cold Springs, Mount Jumbo, and Jefferson Buildings
- Investment fund setup
- Address staff needs for leasing and day-to-day maintenance

PRIORITY 2

Implementation Tasks (begin within 12 months)

- Prescott Building proposal solicitation process
- Administration Building sale
- Rimel Road sale

PRIORITY 3

Implementation Tasks (1-2 years)

- Whittier Building sale
- Determine limits of park area and potential future housing at Seeley-Swan property and begin coordination with Missoula County on park upgrades and maintenance responsibilities

ONGOING

Implementation Tasks (ongoing)

- Develop a Facilities Plan to guide decision making for all MCPS facilities
- Review plan to monitor and respond to changes in MCPS facility needs, facility conditions, and market conditions
- Evaluate lease rates
- Determine Facilities Committee size and members

Questions?

DUNCAN FIELD
WHITTIER

APPROVAL DRAFT

MISSOULA COUNTY PUBLIC SCHOOLS PROPERTIES PLAN

APRIL 2026

ACKNOWLEDGMENTS

MCPS BOARD OF TRUSTEES

Jeffery Avgeris
Lisa Davey
Christina “Tina” Hayes
Denise Juneau
Leslie McShane
London Meservy
Ann Wake
Arlene Walker-Andrews
Jenny Walsh
Meg Wicher
Keegan Witt

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Vinny Giammona, Assistant Superintendent Elementary
Micah Hill, Superintendent
Trevor Laboski, Executive Director of Human Resources & Labor Relations
Julie Lacey, Missoula Economic Partnership
Burley McWilliams, Director of Facilities
Jennifer Savage, MCPS Communication Specialist
Amy Shattuck, Assistant Superintendent High School
Jenny Walsh, Board of Trustees
Meg Wicher, Board of Trustees
Denise Williams, Director of Business
Keegan Witt, Board of Trustees

CONSULTANT TEAM

WGM Group, Inc.
LPW Architecture
RHD LLC
SterlingCRE Advisors
DCI Engineers
ACE Inc.

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APPENDICES

Appendix A: Public Involvement
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ACRONYMS

Air Handling Unit (AHU)
Academic Success Program (ASP)
Americans with Disabilities Act (ADA)
Broker Opinion of Value (BOV)
Career and Technical Education (CTE)
Concrete Masonry Unit (CMU)
Cross-Linked Polyethylene (PEX)
Cold-Formed Steel (CFS)
Direct Digital Control (DDC)
Gallons Per Minute (GPM)
Inch (in)
International Building Code (IBC)
Foot/Feet (ft)
Land Use Plan (LUP)
Lineal Feet (lf)
Missoula County Public Schools (MCPS)
Missoula Economic Partnership (MEP)
Montana Department of Transportation (MDT)
Packaged Terminal Air Conditioner (PTAC)
Parks, Recreation, Open Space, and Trails Plan (PROST)
Physical Education (PE)
Polychlorinated Biphenyl (PCB)
Request for Inquiry (RFI)
Request for Proposal (RFP)
Special Improvement District (SID)
Square Foot/Feet (sf)
Tax Increment Financing (TIF)
University of Montana (UM)

INTRODUCTION

INTRODUCTION

Missoula County Public Schools (MCPS) owns 14 properties that include several parcels of land and vacant or underused buildings that are currently rented to other organizations. The purpose of this plan is to determine how these properties can best serve the District's Core Purpose and meet its growing needs for the future.

The plan is guided by the project goal to ensure all properties are being used to further the Core Purpose of MCPS - to engage all students in a high-quality education that empowers, inspires and prepares each student for their future.

These properties have presented several challenges that are addressed within the plan. These challenges are stated below:

- MCPS buildings currently not in use as K-12 schools have limited to no funding available to address ongoing safety concerns and deferred maintenance.
- There is uncertainty for MCPS and non-MCPS programs, on MCPS properties not in use as K-12 schools, that are seeking stability and a long-term commitment from MCPS.
- There is uncertainty around MCPS properties, not in use as K-12 schools, that are of high interest outside of MCPS for alternative uses.
- There is uncertainty around how vacant MCPS properties should be used and if MCPS should maintain ownership of vacant properties that are not currently contributing to the MCPS Core Purpose.
- There is a belief that the public has the right to access MCPS property, and that MCPS property should be used for broader community benefit. However, there are financial and property sustainability challenges in achieving this goal.

While public school funding is complex, there is a direct correlation between enrollment and the funding the District receives. With MCPS currently experiencing a decline in enrollment, funding becomes even more limited to address unused facilities. Additional information on MCPS enrollment can be found in the next chapter, Property Assessment Guide.

The financial scenario on the next page illustrates the financial challenges of maintaining these properties over the next 15 years if no action is taken.

Currently, some properties are leased. The rental income is shown based on 2025 rates with the assumption that these rates will modestly increase over the next 15 years.

The maintenance expenses are for deferred and upcoming maintenance of the buildings. These costs are described in the financial assessment summary within each property chapter and are estimates based on the building assessment. This scenario does not take inflation into consideration. The maintenance costs are divided over the next 15 years with the assumption that not all work can or will need to be completed within this time period.

PLAN PROPERTIES
ADMINISTRATION BUILDING
COLD SPRINGS BUILDING
DICKINSON BUILDING
DUNCAN DRIVE PROPERTY
FORT MISSOULA BUILDING
JEFFERSON BUILDING
LINDA VISTA PROPERTY
MOUNT JUMBO BUILDING
PRESCOTT BUILDING
RATTLESNAKE PROPERTY
RIMEL ROAD PROPERTY
SEELEY-SWAN PROPERTY
TOOLE PARK PROPERTY
WHITTIER BUILDING

NO ACTION FINANCIAL SCENARIO

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Administration Building															
Rent Income	$17,600	$17,600	$17,600	$17,600	$20,000	$20,000	$20,000	$20,000	$20,000	$25,000	$25,000	$25,000	$25,000	$25,000	25,000
Maintenance Expenses	$0	$0	($150,000)	$0	($500,000)	$0	$0	($500,000)	$0	$0	$0	($535,000)	$0	$0	($300,000)
Cold Springs Building															
Rent Income	$135,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000
Maintenance Expenses	($50,000)	($50,000)	($250,000)	($300,000)	($50,000)	($500,000)	($60,000)	($250,000)	($50,000)	($300,000)	($500,000)	($250,000)	($200,000)	($500,000)	($250,000)
Dickinson Building															
Rent Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance Expenses	($30,000)	($80,000)	($60,000)	($60,000)	($350,000)	($100,000)	($350,000)	($500,000)	($350,000)	($100,000)	($100,000)	($500,000)	($50,000)	($100,000)	($100,000)
Duncan Drive Property															
Rent Income	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fort Missoula Property															
Rent Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Jefferson Building															
Rent Income	$50,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000
Maintenance Expenses	($60,000)	($60,000)	($60,000)	($60,000)	($200,000)	($200,000)	($50,000)	($50,000)	($50,000)	($50,000)	($300,000)	($50,000)	($250,000)	($50,000)	($50,000)
Linda Vista Property															
Rent Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mount Jumbo Building															
Rent Income	$55,200	$150,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000
Maintenance Expenses	($20,000)	($30,000)	($250,000)	($50,000)	($300,000)	($50,000)	($250,000)	($50,000)	($250,000)	($300,000)	($300,000)	($300,000)	($250,000)	($300,000)	($290,000)
Prescott Building															
Rent Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance Expenses	($10,000)	($10,000)	($10,000)	($10,000)	($10,000)	($10,000)	($10,000)	($10,000)	($10,000)	($10,000)	($10,000)	($10,000)	($10,000)	($10,000)	($10,000)
Rattlesnake Property															
Rent Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Rimel Road Property															
Rent Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$00	$0	$0	$0	$0	$0
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Seeley-Swan Property															
Rent Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Toole Park Property															
Rent Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Whittier Building															
Rent Income	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000	$12,000
Maintenance Expenses	$0	$0	($5,000)	$0	$0	($5,000)	$0	$0	($5,000)	$0	$0	($5,000)	$0	$0	($5,000)
Total															
Rent/Interest	$269,801	$529,601	$559,601	$559,601	$562,001	$562,001	$562,001	$562,001	$562,001	$567,001	$567,001	$567,001	$567,001	$567,001	$567,001
Expenses	($170,000)	($230,000)	($785,000)	($480,000)	($1,410,000)	($865,000)	($720,000)	($1,360,000)	($715,000)	($760,000)	($1,210,000)	($1,615,000)	($760,000)	($960,000)	($1,005,000)
Net	$99,801	$399,402	$174,003	$253,604	($594,395)	($897,394)	($1,055,393)	($1,853,392)	($2,006,391)	($2,199,390)	($2,842,389)	($3,890,388)	($4,083,387)	($4,476,386)	($4,914,385)

PROJECT PROCESS

The project process included these four phases:

1. Define Process and Needs
2. Data Collection and Analysis
3. Plan Development
4. Implementation

The process was guided by a Planning Committee that met on a monthly basis to provide oversight and make recommendations, with public involvement integrated into each phase.

Define Process & Needs

Define
Process &
Needs

The first step in the process involved defining the overall process. This phase was completed primarily with the Planning Committee and included identifying needs and priorities, developing a public engagement plan, and determining key stakeholders. See Appendix A for the complete public engagement plan and stakeholder summaries.

Additionally, the Planning Committee completed exercises to better understand facility needs and priorities. Discussion indicated that there are limited facility needs that are not currently being met. The needs discussed are listed below.

- Land in future growth areas
- CTE facility
- Middle school in northern Missoula
- Performing arts space
- “Dirty” school for activities using water, paint, dirt, etc.
- Arts facility
- Student housing
- Staff housing
- Seeley Lake housing
- Indoor and outdoor athletic facilities
- Robotics space
- Hellgate parking
- C.S. Porter cafeteria space
- Special education hub

Priorities were discussed by categorizing spaces based on user groups and facility types. The top priorities identified were:

- Student pre-k-12 instructional
- Student special resources
- Student physical education
- Student activities
- Student athletics
- Future uses
- Staff housing (particularly Seeley)

Within the committee, there was disagreement regarding the priority of certain facility types, including:

- Future uses
- Staff housing
- Community adult instructional
- Parking
- Event/conference space
- Community recreation

Data Collection & Analysis

Data
Collection &
Analysis

The second phase focused on property assessments, stakeholder learning sessions, and a community survey to better understand community needs, priorities, and perspectives. Together, these efforts were aimed at understanding how the properties currently serve MCPS and the broader community, as well as their potential role in the future.

To better understand current use and community-serving functions, learning sessions were held with existing property users to gather input on needs, priorities, and opportunities. These sessions included representatives from:

- Lifelong Learning Center
- Agriculture/FFA/Big Sky High School
- Seeley Swan High School
- Child Start, Inc
- Garden City Harvest
- Missoula Child Care Advantage
- Missoula Football Club
- Friends of the Children
- Cancer Support Community Montana
- Missoula Robotics Club
- Studio M

Meetings were held with public entities to consider possible partnerships.

- City of Missoula
- Missoula County
- University of Montana
- City of Missoula Parks & Rec
- Missoula Redevelopment Agency

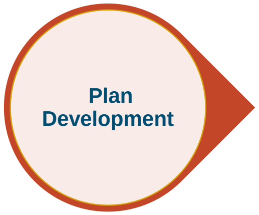
A community survey was conducted to further understand needs and priorities, gather input on the properties, and gauge overall community perspectives. The survey received 1,305 responses. The top five priorities identified were:

1. Pre-K-12 instructional
2. Student activities
3. Community adult instructional
4. Student special resources
5. Community recreation

Survey results reflected differing views on whether the properties should primarily provide broader community benefit or directly support MCPS instructional needs. There was also notable concern about the potential sale of properties.

Finally, a comprehensive property assessment was completed to assess each property's condition and future potential. This included a property-level assessment, building assessment (where applicable), and financial assessment. The assessment also incorporated a series of guiding questions to evaluate whether each property currently provides value to MCPS and whether it is anticipated to provide value in the future. See Chapter 2: Property Assessment Guide for more information on how the properties were assessed.

Plan Development



The third phase of the project was focused on developing options for each property and getting feedback on those options. Three options were developed with distinct approaches, priorities, and sub-options specific to each property.

These options were presented to the community at building tours, input sessions, and online with an accompanying survey. The options were holistic in nature to encourage feedback on an overall approach to addressing the challenges, to minimize focus on individual properties, and to ensure that the fundamental approach remained intact rather than being modified to a point where it became infeasible.

Option 1: Existing Approach would maintain the existing approach by continuing to manage properties as they currently are managed. In the short-term, there is modest financial return from property leases. In the long-term, there is no allocated funding for deferred maintenance and large improvements. This option prioritizes maintaining ownership of all 14 properties and minimizing investment in properties.

Option 2: Financial Sustainability Approach would generate income from the sale or long-term lease of properties to maintain buildings planned for long-term MCPS use, acquire property in anticipated growth areas (as available and funding allows), and start an education investment fund where annual returns can be used for ongoing needs rather than just once. This option prioritizes maintaining buildings and properties likely to be utilized in the long-term and a long-term financial plan to address maintenance needs.

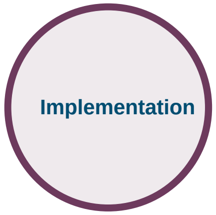
Option 3: Education and Community Investment Approach would invest in improvements to MCPS properties to provide MCPS and community-desired facilities and amenities. This would be funded through the sale or long-term lease of properties along with additional community investment. With additional community investment, this option would allow for expansion of MCPS and community resources. This option prioritizes education resource and community resources.

Community participation was extensive and shaped the direction of this phase of work. More than 200 community members took part in building tours and facilitated input sessions, and over 870 people responded to the public survey. A majority of survey respondents (54%) expressed a preference for Option 2: Financial Sustainability Approach.

Feedback consistently emphasized the need for more indoor, publicly accessible spaces that serve community and neighborhood uses.

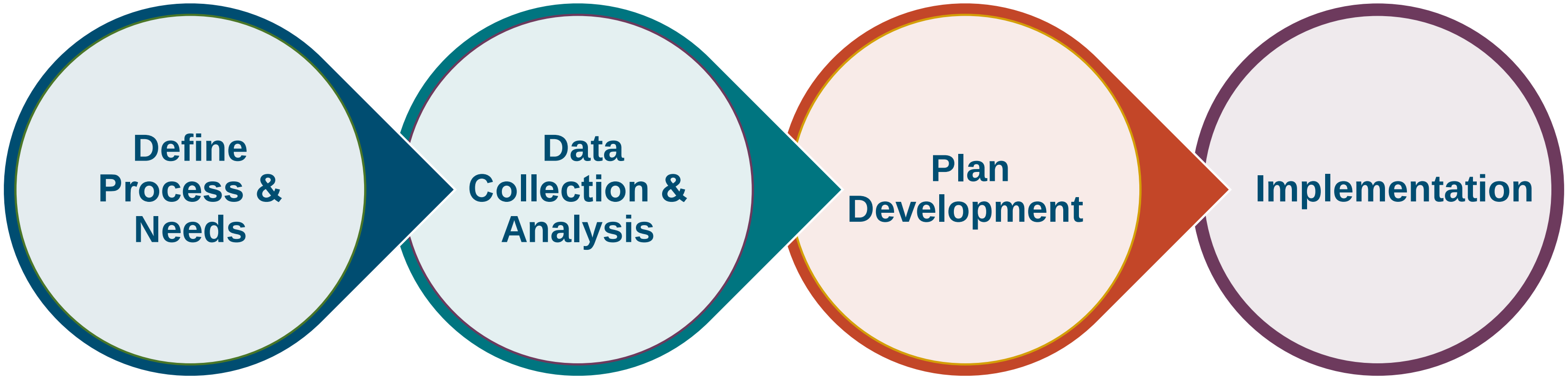
Respondents also expressed a strong sense of community ownership of the properties, along with a clear desire to retain access to existing green spaces and parks. At the same time, community input reflected a real tension: while many believe public land should remain permanently accessible to the public, there is also broad recognition that maintaining these properties is costly and that increasing taxes is not a preferred solution.

Implementation



The final phase includes recommendations for the properties and implementation steps. Recommendations were developed generally following Option 2: Financial Sustainability Approach with some modifications and refinement based on community feedback and Planning Committee discussion. Recommendations took into consideration likely financial implications to ensure that funding is available to address maintenance needs for the long-term and for desirable land acquisitions.

Implementation steps were developed to provide guidance in implementing this plan and set expectations for MCPS and the public for future processes for upcoming actions.



learn
develop
thrive
reach potential
grow
succeed
overcome
engage
achieve
stay healthy
build confidence
Child Start, Inc.
Head Start
here children and families...
EXIT
Class Info

PROPERTY ASSESSMENT GUIDE

PROPERTY ASSESSMENT GUIDE

PROPERTY ASSESSMENT PURPOSE

Each property was analyzed by the consultant team of WGM Group, LPW Architecture, DCI Engineers, and ACE to better understand the potential and condition of the property. Based on the findings of the property assessment, including a property assessment, building assessment (if applicable), and financial assessment, options for each property were determined.

The assessment for each property begins with a summary of the key factors used as the basis for determining recommendations for the property. The summary is organized in a series of questions aimed at understanding if the property is currently providing value to MCPS and if it is anticipated to provide value to MCPS in the future.

Value for MCPS is based on the following:

- Meeting the MCPS Core Purpose and aligning with MCPS priorities
  - The MCPS Core Purpose is to engage all students in a high quality education that empowers, inspires and prepares each student for their future
  - Pre-K-12 instructional space was identified as the top priority

- Providing a facility that can serve as a future school based on size, location, and building condition in a financially responsible manner

- Potential for meeting an identified MCPS need or anticipated future need

RATING SYSTEM

A rating system was developed for the project to provide an easy to understand visual cue. The intent is to provide a quick assessment as either positive, neutral, or negative. The rating system is used throughout the project for the property assessment and to evaluate options for the property.

A detailed description of the rating system and associated criteria is included on the following pages.

✓ **Positive**

! **Neutral**

✗ **Negative**

Each question included in the property assessment, building assessment, and financial assessment is explained in the following pages along with information on how the rating system was used for that question.

PROPERTY ASSESSMENT GUIDE

The property assessment summary includes six questions for each property. The intent of the questions is to determine if the property is an appropriate space for MCPS instructional facilities.

1 Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?

2 Is the property the optimum size for standard classroom instruction?

3 Is the property located where a need for instructional space is anticipated?

4 Does the property provide or have the potential to support alternative instructional space?

5 Is there an identified need that could be accommodated on this property?

6 Does the site have appropriate access and connectivity?

PROPERTY ASSESSMENT

	Is the property currently being used to meet the MCPS Core Value and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the site have appropriate access and connectivity?
ASSESSMENT						
NOTES						

PROPERTY ASSESSMENT: Purpose & Priority

1

Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?

The MCPS Core Purpose is to engage all students in a high quality education that empowers, inspires and prepares each student for their future as stated in the Missoula County Public Schools Strategic Plan that was updated June 21, 2022.

MCPS priorities for facility space were categorized based on user groups and types of spaces. Refer to Appendix A for a full list of categories considered.

Pre-K-12 instructional space was identified as the top priority.

✓ Property is currently used for MCPS pre-K-12 instructional space

! Property is used for MCPS pre-K-12 alternative instructional space such as an activity space

✗ Property is not currently used for MCPS pre-K-12 instructional space

PROPERTY ASSESSMENT: Size

2

Is the property the optimum size for standard classroom instruction?

The Association for Learning Environments provides recommendations for school property sizes. The property needs to accommodate drop-off and pick-up, buses, playground and activities, parking, and site access.

One larger school of approximately 300-400 students is more cost effective than two smaller schools of 150-200 students each. One larger school requires approximately half the administrative and custodial positions as two smaller schools. There are reduced maintenance and utility costs associated with one building rather than two buildings. The State allows a larger ratio of students to administration, but it becomes difficult to manage for a single position.

While it is possible to operate a school on a property that is smaller than the optimum size, current guidelines were utilized for this assessment.

✓ Ideal size needed for future school

! Minimum size needed for future school

✗ Too small for future school

RECOMMENDED SCHOOL SIZES			
	ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
OPTIMUM POPULATION	400-500 Students	500-600 Students	1,100-1,300 Students
MINIMUM LOT SIZE	8-9 aces	15-17 acres	30-35 acres

PROPERTY ASSESSMENT: Location

3

Is the property located where a need for instructional space is anticipated?

The property locations were evaluated to determine if the properties are located in areas where growth is planned based on City and County land use plans. If a property is located in an area where growth is anticipated, population will likely increase in that area so additional instructional space may be needed.

The capacity of MCPS schools was taken into consideration. Below are the capacities, 2025 enrollment, and forecast 2032-33 enrollment for MCPS schools from the January 2023 Missoula County Public Schools, MT Demographic Study Report. MCPS schools are currently under capacity and are forecast to remain under capacity through 2033. This does not take into consideration schools that are not currently in operation. Seeley-Swan High School is excluded to better illustrate the Missoula area high school capacity. Seeley-Swan High School is not expected to have capacity issues unless there is major community growth.

MCPS SCHOOL CAPACITY (Students)

	ELEMENTARY SCHOOLS	MIDDLE SCHOOLS	HIGH SCHOOLS
CAPACITY	4,460	1,928	4,192
2025 ENROLLMENT	3,236	1,738	3,606
FORECAST 2032-33 ENROLLMENT*	3,640	1,737	4,097

Note that the forecast enrollments in the demographics study for 2025 do not necessarily align with current enrollment. For example, the elementary enrollment forecast for 2025-26 is 3,530 students and the current enrollment is 3,236.

**Missoula County Public Schools, MT Demographic Study Report: January 2023*

MCPS Elementary School Capacity includes: Chief Charlo, Franklin, Hawthorne, Jeannette Rankin, Lewis and Clark, Lowell, Paxon, Rattlesnake, and Russell Elementary Schools.

MCPS Middle School Capacity includes: C.S. Porter, Meadow Hill, and Washington Middle Schools.

MCPS High School Capacity includes: Big Sky, Hellgate, and Sentinel High Schools.

✓ Property located in area with anticipated high residential growth

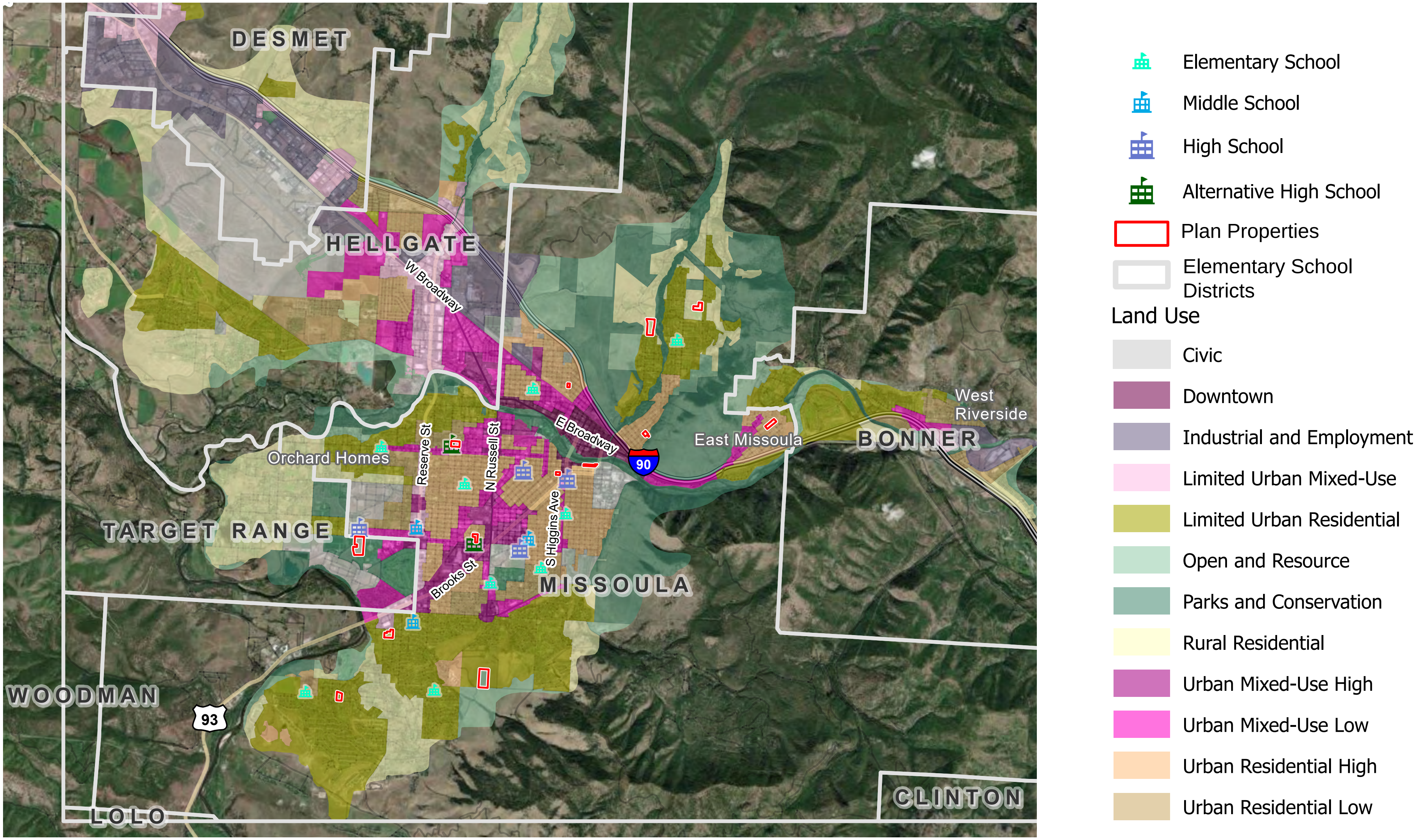
! Property located in area with some anticipated residential growth

✗ Property located in area with anticipated low residential growth

PROPERTY ASSESSMENT: Location

Missoula is generally planning for growth along the Brooks Street corridor in Midtown Missoula; in the North Reserve area; to the west along Mullan Road; and along the Broadway corridor including Downtown and the Northside areas. The area shown in the map below in the orange and pink shades indicate where a higher residential density is planned with the yellows indicating lower residential density.

Growth projections for Missoula are included in the Our Missoula 2045 Land Use Plan. The current population for the LUP area is 93,926 people with a projection of 128,346 people by 2045. The LUP area extends beyond the MCPS District, so some of the projected growth is planned to be accommodated by other school districts.


DESMET
HELLGATE
W Broadway
E Broadway
90
East Missoula
West Riverside
BONNER
Orchard Homes
Reserve St
N Russell St
TARGET RANGE
Brooks St
S Higgins Ave
MISSOULA
WOODMAN
93
LOLO
CLINTON
Elementary School
Middle School
High School
Alternative High School
Plan Properties
Elementary School Districts
Land Use
Civic
Downtown
Industrial and Employment
Limited Urban Mixed-Use
Limited Urban Residential
Open and Resource
Parks and Conservation
Rural Residential
Urban Mixed-Use High
Urban Mixed-Use Low
Urban Residential High
Urban Residential Low

PROPERTY ASSESSMENT: Alternative Instruction

4

Does the property provide or have the potential to support alternative instructional space?

In addition to traditional classroom space, alternative instructional space can be a valuable asset to MCPS in helping students meet educational goals. Alternative instructional space can take many different forms so it is difficult to evaluate how a property could be used for alternative instructional space. In general, alternative instructional spaces will be used as an overall MCPS resource rather than specific to one school or neighborhood. A few examples of alternative instructional space include a performance center, career and technical education, Robotics Club, Boxing Club, and the Ag Center.

Key considerations for determining the property's potential to support alternative instructional space include a central location, adequate access and connectivity, size of the property to accommodate a range of uses, and the ability to accommodate parking needs.

✓	Property is currently used as an alternative instructional space or has a high capacity to support an alternative instructional space in the future
!	Property has some capacity to support an alternative instructional space in the future
✗	Property has limited capacity to support an alternative instructional space in the future

PROPERTY ASSESSMENT: Identified Need

5

Is there an identified MCPS need that could be accommodated on this property?

MCPS facility and space needs were identified by the project planning committee and through the community survey. It is anticipated that needs will evolve in the future so having flexibility will be important to react to ever-changing needs.

The following facility needs have been identified by the Planning Committee and community as current MCPS needs:

- Career and Technical Education (CTE)
- Performing arts space
- Future school sites to accommodate long-term growth (Northside and Midtown)
- Sensory learning pre-K-5 building (education space designed for paint, mud, etc.)
- Tenants: non-profits, daycare
- Seeley Lake: housing
- Activity space: robotics
- Conference space
- Athletic space: tennis, baseball, swimming pool
- Community athletic fields
- Hellgate High School parking
- C.S. Porter cafeteria
- Special education hub
- Building rentals for conference
- Community costume/props storage
- Community indoor recreation space (avoid heat and smoke)
- Cultural centers
- Outdoor and environmental learning
- Special education services
- Mental health and wellness programs
- Food distribution or kitchen hubs
- Event space

✓ Property has the capacity to accommodate an identified MCPS need

! Property has some capacity to accommodate an identified MCPS need

✗ Property has limited capacity to accommodate an identified MCPS need

PROPERTY ASSESSMENT: Access & Connectivity

6 Does the property have appropriate access and connectivity?

Site access and connectivity were evaluated for ease of accessing the property for all modes of transportation. For the property to function as a school, school buses need to be able to access the site for drop-off and pick up. The bike lane and sidewalk network was considered for accessing the site for bicyclists and pedestrians. Proximity to bus stops was considered.

Since some MCPS facilities are utilized by the entire community rather than the local neighborhood, consideration was given to the location of the property within the community. For example, a property centrally located near an arterial street within Missoula has better site access and connectivity than a property located in the Upper Rattlesnake.

✓ Good

! Satisfactory

✗ Limited

BUILDING ASSESSMENT

The building assessment summary includes six questions. The intent of the questions is to determine if the condition of the building and deferred maintenance needed would limit the use of the building. Deferred maintenance is the postponement of necessary repairs and maintenance activities to save costs or due to limited resources. Additional detail on the items included in the building evaluations can be found within the individual property assessments.

1. What is the overall building condition?
2. What is the capacity of the building to be used as a school?
3. What is the structural building condition?
4. What is the mechanical system condition?
5. What is the plumbing system condition?
6. What is the electrical system condition?

BUILDING ASSESSMENT

	What is the overall building condition?	What is the capacity of the building to be used as a school?	What is the structural building condition?	What is the mechanical system condition?	What is the plumbing system condition?	What is the electrical system condition?
ASSESSMENT						
NOTES						

FINANCIAL ASSESSMENT

The financial assessment summary includes seven questions that aimed to determine the sort- and long-term financial viability for use of the building by MCPS.

1 What is the value of the property?

2 What are the minimum costs to reopen the building as a school?

3 What are the minimum costs to renovate the building for another use?

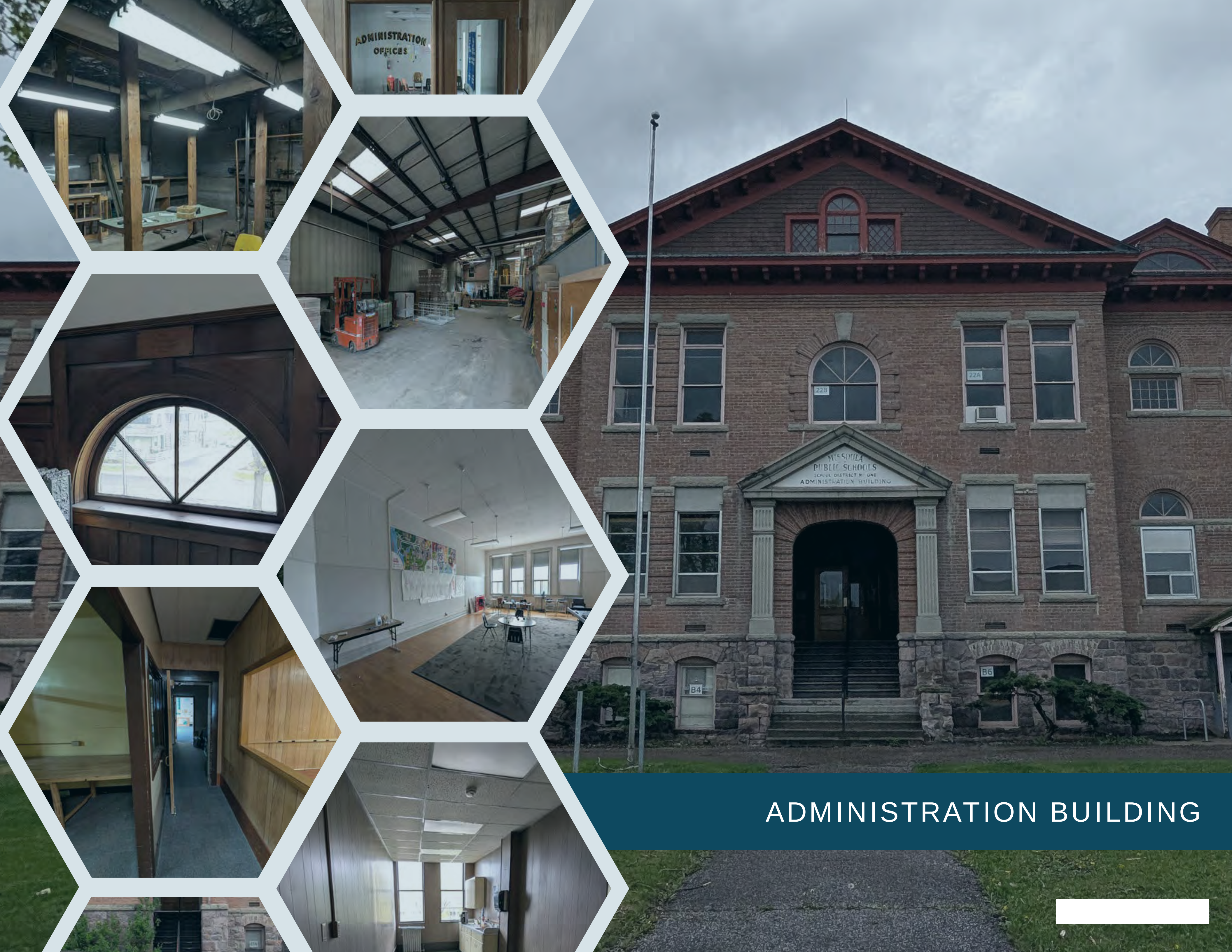
4 Has there been recent investment in the building?

5 Is there deferred maintenance? (Deferred maintenance is the postponement of necessary repairs and maintenance activities to save costs or due to limited resources.)

6 Does the property generate income?

7 Does the income support long-term maintenance of the building?

FINANCIAL ASSESSMENT							
	What is the value of the property?	What are the minimum costs to reopen the building as a school?	What are the minimum costs to renovate the building for another use?	Has there been recent investment in the building?	Is there deferred maintenance?	Does the property generate income?	Does the income support long-term maintenance of the building?
ASSESSMENT							
NOTES							


ADMINISTRATION OFFICES
MISSOULA PUBLIC SCHOOLS
SCHOOL DISTRICT NO. ONE
ADMINISTRATION BUILDING
22B
22A
B4
B6

ADMINISTRATION BUILDING

ADMINISTRATION BUILDING

The property assessment begins with a summary of the property, building, and financial assessments. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

PROPERTY ASSESSMENT						
	Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the property have appropriate access and connectivity?
ASSESSMENT	!	✗	!	!	!	✓
NOTES	The property is used by the MCPS Robotics Club.	The property is smaller than the recommended size for a school.	The property is centrally located in an area where some residential growth is planned.	The property is used by the MCPS Robotics Club, but the cost of renovating the building for continued use will be difficult to overcome.	None have been identified.	The property is centrally located with good access and bike, pedestrian, and transit connectivity.

BUILDING ASSESSMENT

	What is the overall building condition?	What is the capacity of the building to be used as a school?	What is the structural building condition?	What is the mechanical building condition?	What is the plumbing building condition?	What is the electrical building condition?
ASSESSMENT	!	✖	✓	✖	✖	!
NOTES	Overall in good condition, but it needs some work. Warehouse in poor condition.	Building is not suitable for traditional education.	Generally good.	Major upgrades needed.	Major upgrades needed.	Upgrades needed.

FINANCIAL ASSESSMENT

	What is the value of the property?*	What are the minimum costs to reopen the building as a school?	What are the minimum costs to renovate the building for another use?	Has there been recent investment in the building?	Is there deferred maintenance?	Does the property generate income?	Does the income support long-term maintenance of the building?
ASSESSMENT	$2 million to $3 million	Unknown. Significant investment would be required.	Assuming a complete renovation, it would cost at least $15 million.	Old boiler from Lowell was moved to this building in 2015.	Structural: $150,000 (1-3 years) and $480,000* (3-5 years) Building: $1 million fenestration, exterior cladding, passenger elevator, abatement Mechanical and Electrical: $355,000 boiler Total = $1,985,000	$17,600/ year	No
NOTES	*Based on BOV provided by SterlingCRE Advisors.	Building is not suitable for traditional education. Renovation for primary education is not recommended.	Renovation costs can vary widely based on the intended new use. Complete renovation cost would assume change of occupancy and reconfiguration of most interior spaces and systems. The site poses significant challenges with parking. The limited area for parking may limit possible future uses.		Most systems are at the end of their useful life. *Destructive investigation and assessment required to determine extents of upgrades. Upgrades estimated at ~$30 sf.	Missoula Youth Football	

PROPERTY INFORMATION		
PROPERTY GEOCODE	04-2200-21-4-06-01-0000	
PROPERTY ADDRESS	215 S 6th Street 59801	
PROPERTY AREA	1.9 acres and 0.5 acres	
EXISTING STRUCTURES	Former school and administration building	
EXISTING USES	Robotics Club and Missoula Youth Football storage	
ADJACENT USES	Residential and First Presbyterian Church	
EXISTING LEASES	Missoula Youth Football	
ADDITIONAL PROPERTY INFORMATION	Property was closed as a school in 1954. In 1968, an addition was added and the print shop was remodeled. The building was vacated in 2020 when administration moved to the MCPS property on South Avenue.	
NUMBER OF PARCELS	2	
ENVIRONMENTAL SITE ASSESSMENT	Phase I Environmental Site Assessment completed in June 2021. Identified REC: Oil-stained floor drain in basement garage. Potential RECs: Former maintenance and paint shop which can generate waste solvents, fuels, and oils. Unknown historical storage and management practices for the heating oil. Items that may warrant further study: Additional floor drains and sumps connected to sewer, asbestos-containing building materials, lead-based pain, and/or PCB-containing fluorescent light ballasts.	Phase II Environmental Assessment for Building Materials Inspection was completed in August 2021. Asbestos, lead-based paint, lead in surface soil, and PCB oils and mercury in ballasts and thermostats were identified on the site. Abatement for the asbestos, disposal of universal waste, and cleanup of lead-contaminated soil was estimated to cost $109,422.

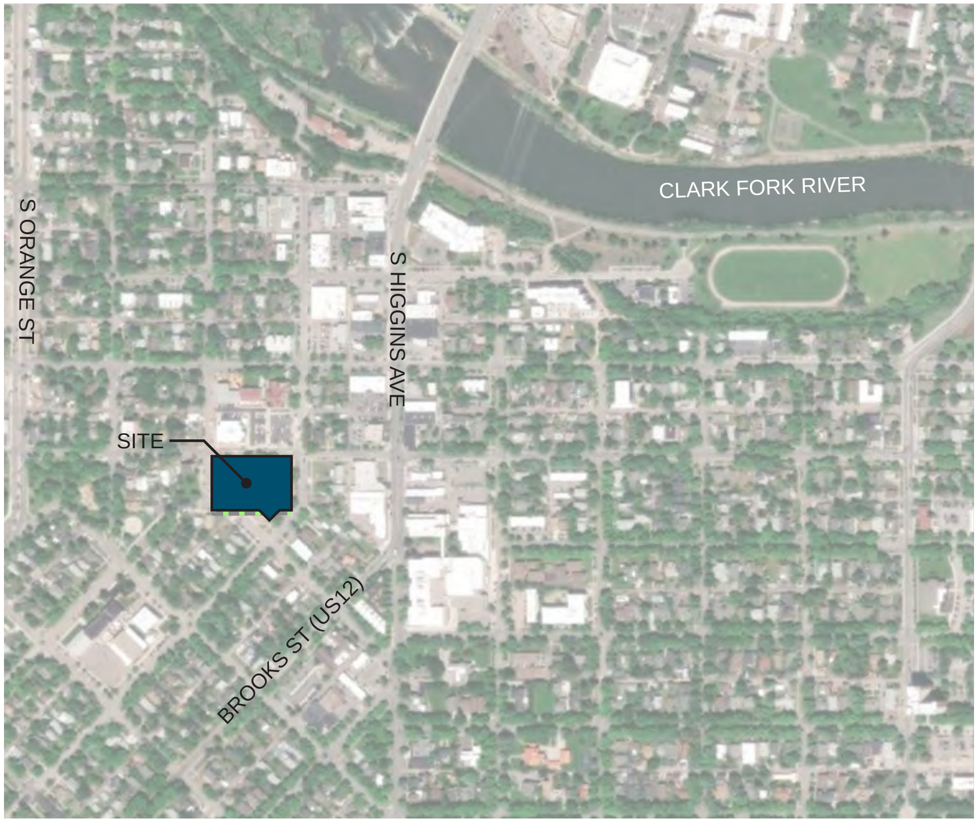
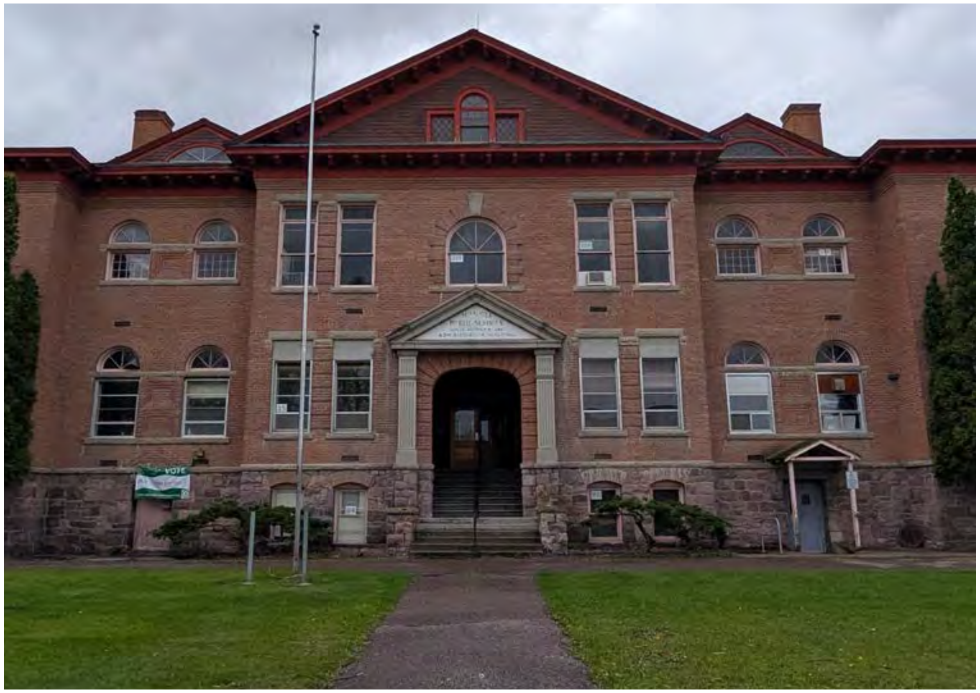


FIGURE 1.1: LOCATION MAP

REGULATORY ASSESSMENT	
JURISDICTION	City of Missoula
GROWTH POLICY/ LAND USE PLAN	Our Missoula 2045 Land Use Plan
LAND USE DESIGNATION/PLACE TYPE	Urban Residential High. These are Missoula's most complete, compact, walkable neighborhoods. They are designed for people to live, play, and connect closely with nearby amenities. Typical parcel size is 5,400 sf.
ZONING	The property is zoned Urban Residential 3 (U-R3). Development patterns in this district are typically compact and multimodal. Street and block patterns provide high connectivity in rectangular grids. Buildings typically have small and varied setbacks.



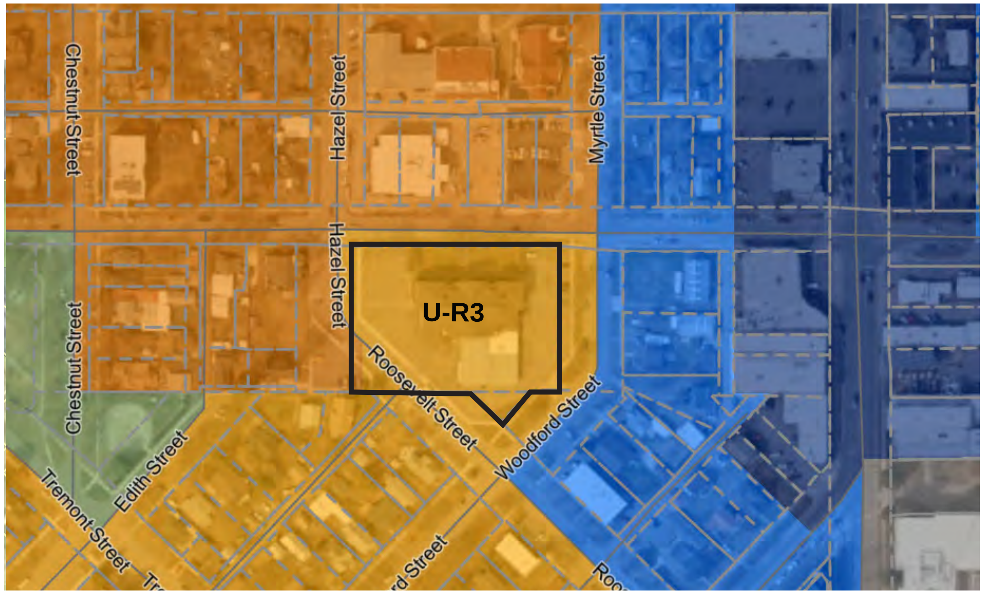

Chestnut Street
Hazel Street
Myrtle Street
Hazel Street
U-R3
Chestnut Street
Roosevelt Street
Woodford Street
Edith Street
Tremont Street

FIGURE 1.2: CITY ZONING MAP

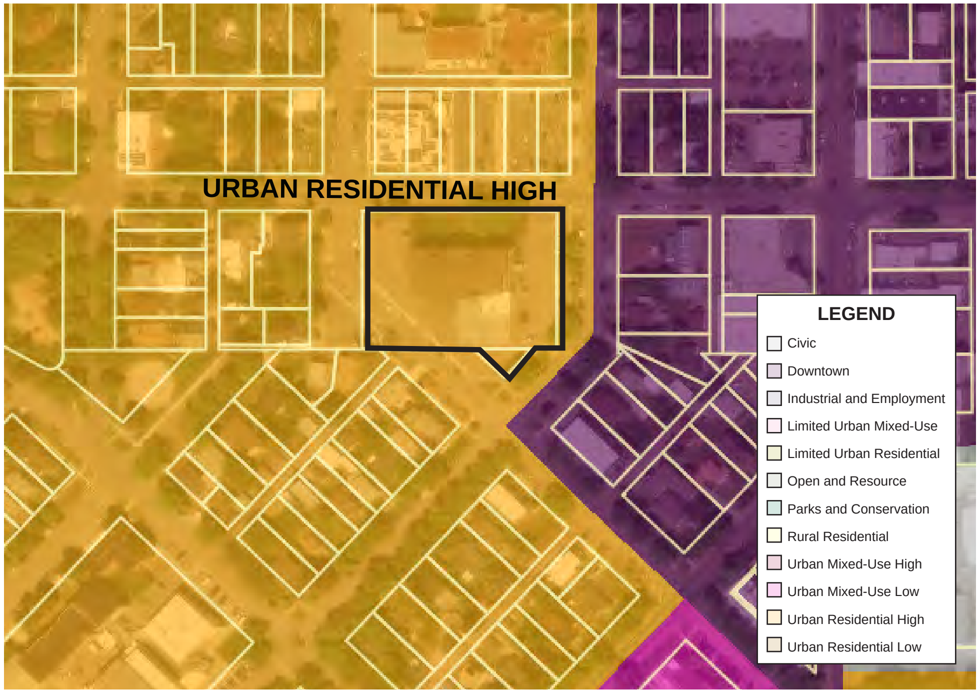

URBAN RESIDENTIAL HIGH
LEGEND
Civic
Downtown
Industrial and Employment
Limited Urban Mixed-Use
Limited Urban Residential
Open and Resource
Parks and Conservation
Rural Residential
Urban Mixed-Use High
Urban Mixed-Use Low
Urban Residential High
Urban Residential Low

FIGURE 1.3: LAND USE PLAN MAP

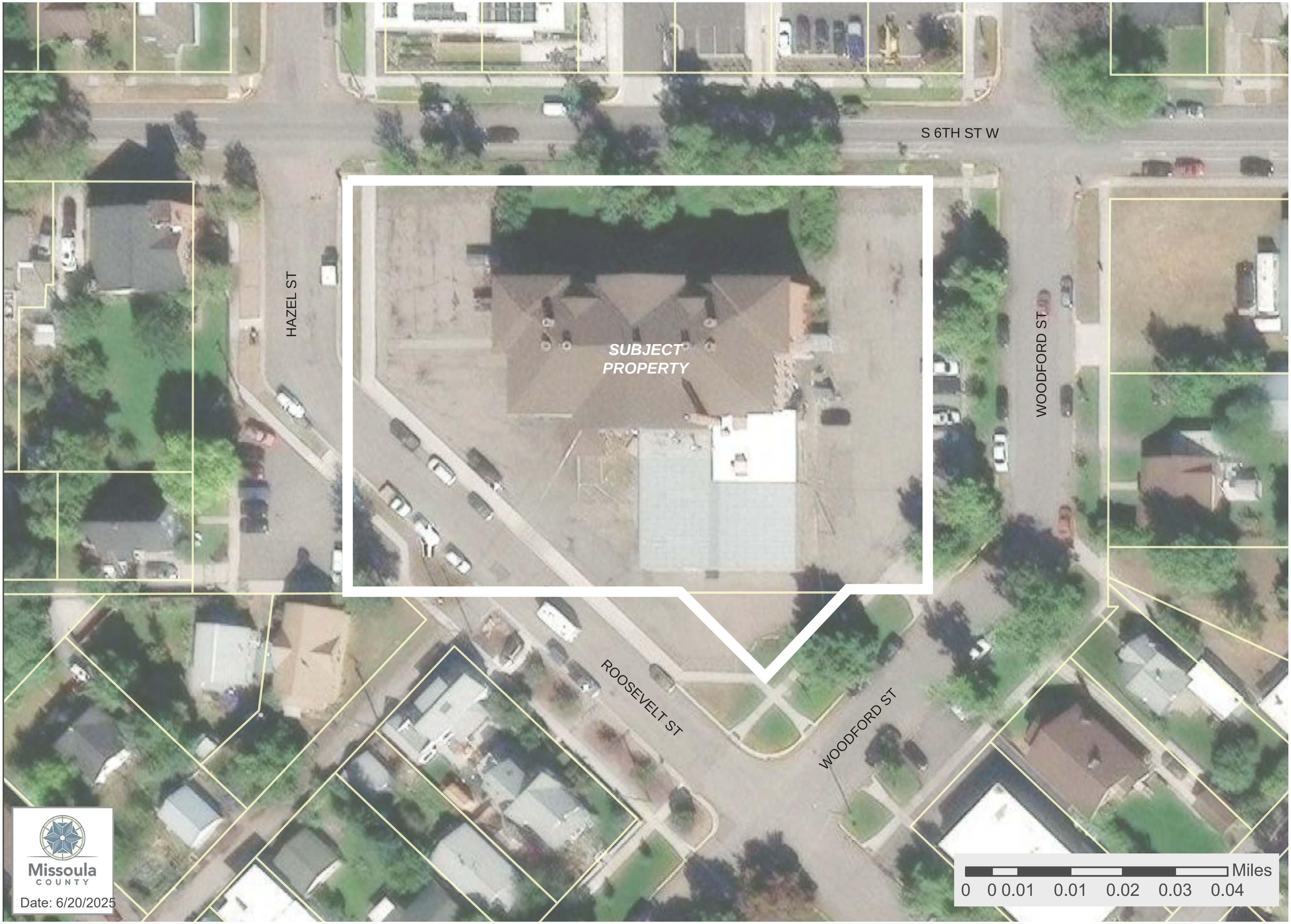

S 6TH ST W
HAZEL ST
SUBJECT PROPERTY
WOODFORD ST
ROOSEVELT ST
WOODFORD ST
Missoula
COUNTY
Date: 6/20/2025
Miles
0
0 0.01
0.01
0.02
0.03
0.04

FIGURE 1.4: SITE MAP

TRANSPORTATION ASSESSMENT

ADJACENT STREETS	The property fronts on 6th Street which is a minor arterial. The property is one block away from Higgins Avenue which is a principal arterial.
ACCESS	The property has two vehicular driveways: one along Roosevelt Street and one along Woodford Street.
TRANSIT	Two bus stops along 6th Street directly in front of the building.
BIKE AND PEDESTRIAN AMENITIES	All streets surrounding property have sidewalks, S 6th Street has separated bike lane on road, property has bicycle parking.
PARKING	On-street parking along Roosevelt Street and Woodford Street, approximately 75 off-street parking spaces including three ADA parking spaces.
PLANNED PROJECTS	• Myrtle/Woodford neighborhood greenway (installs traffic calming and wayfinding treatments) • Tremont Street/Chestnut Street neighborhood greenway (installs traffic calming and wayfinding treatments) • Higgins Avenue multimodal improvements (reconfigures Higgins Avenue to meet complete streets policy and objectives)

UTILITY ASSESSMENT

SEWER	Appears sewer service connected to property from Roosevelt Street (records not found).
WATER	Water mains surrounding site, within 6th Street W (14-in diameter), Myrtle Street (6-in diameter), and Woodford Street (6-in diameter). 2-in water service tapped off 6th Street.
STORMWATER	City owned dry wells are located in Myrtle Street and Woodford Street. Privately owned dry wells along south 6th Street.

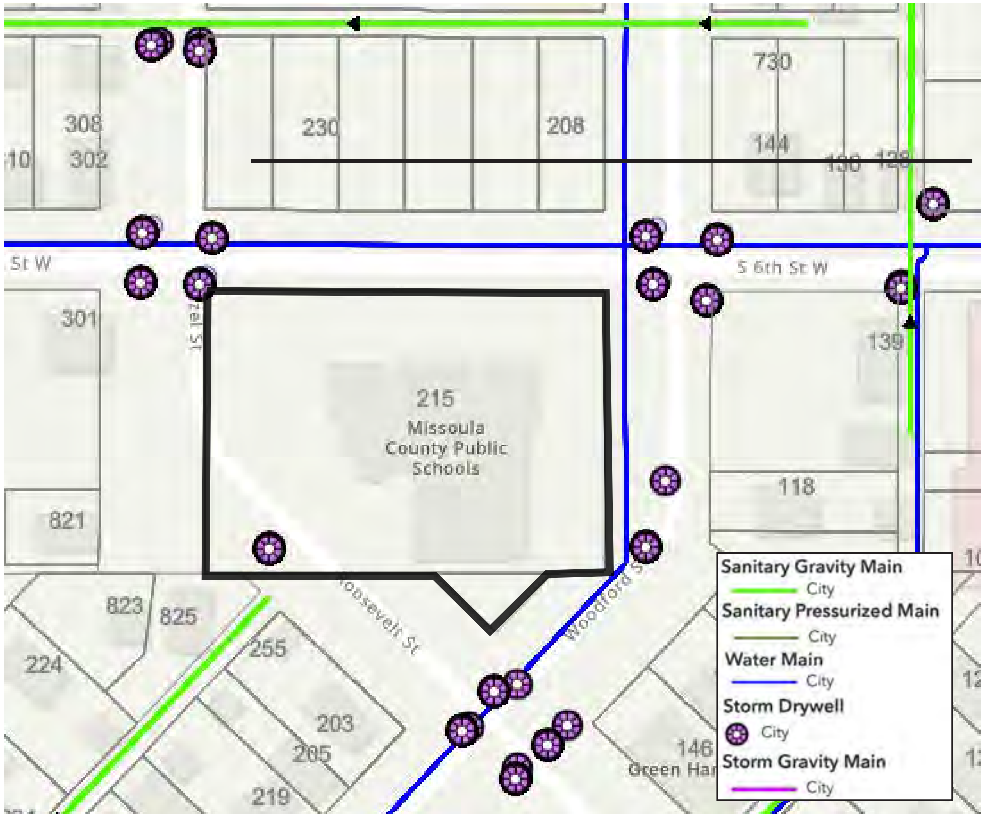

730
308
302
230
208
144
130
128
St W
S 6th St W
301
139
215
Missoula County Public Schools
118
821
823
825
255
224
203
205
219
146
Green Har
Roosevelt St
Woodford St
Sanitary Gravity Main
City
Sanitary Pressurized Main
City
Water Main
City
Storm Drywell
City
Storm Gravity Main
City

FIGURE 1.5: PUBLIC UTILITY MAP

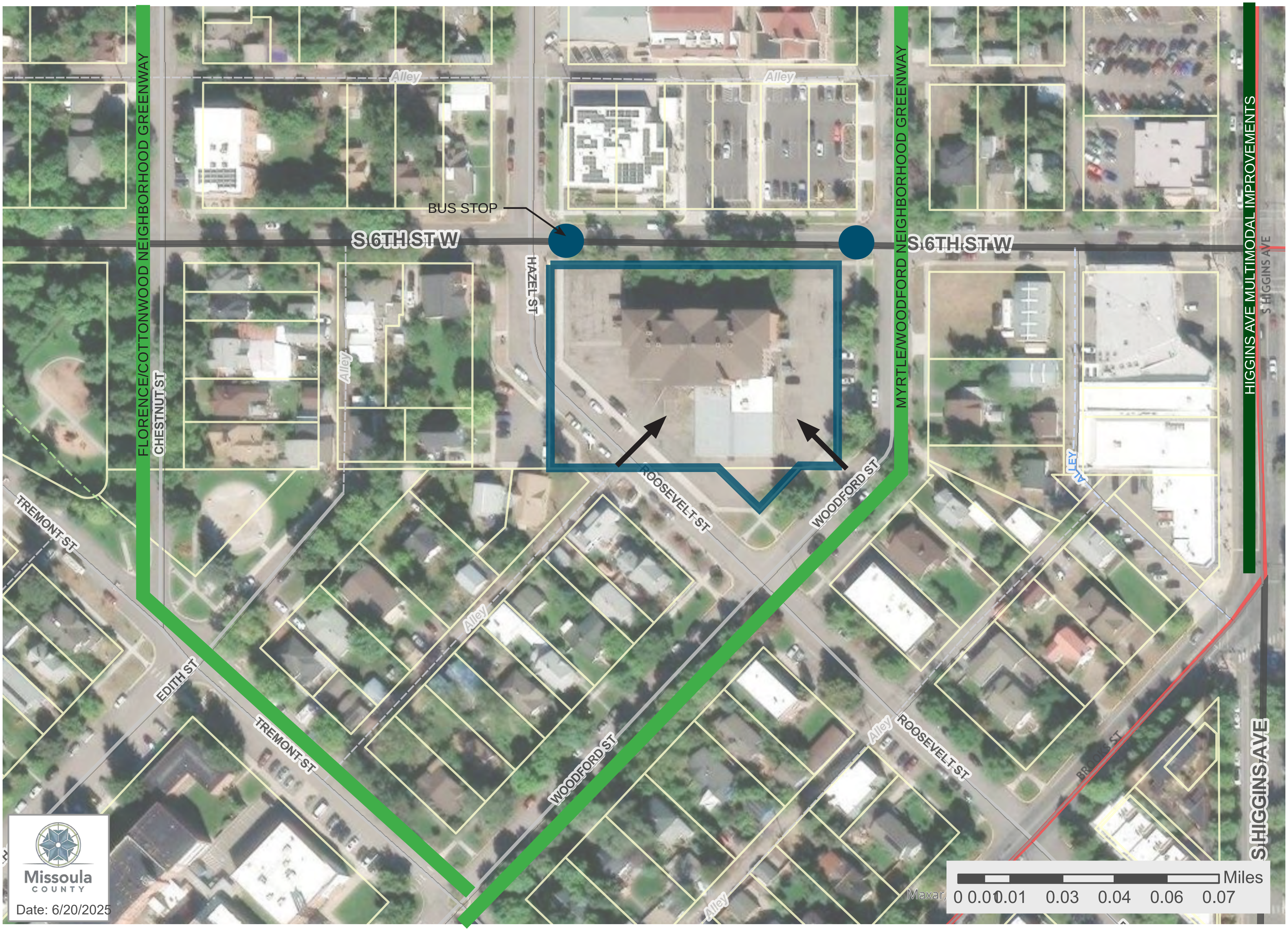
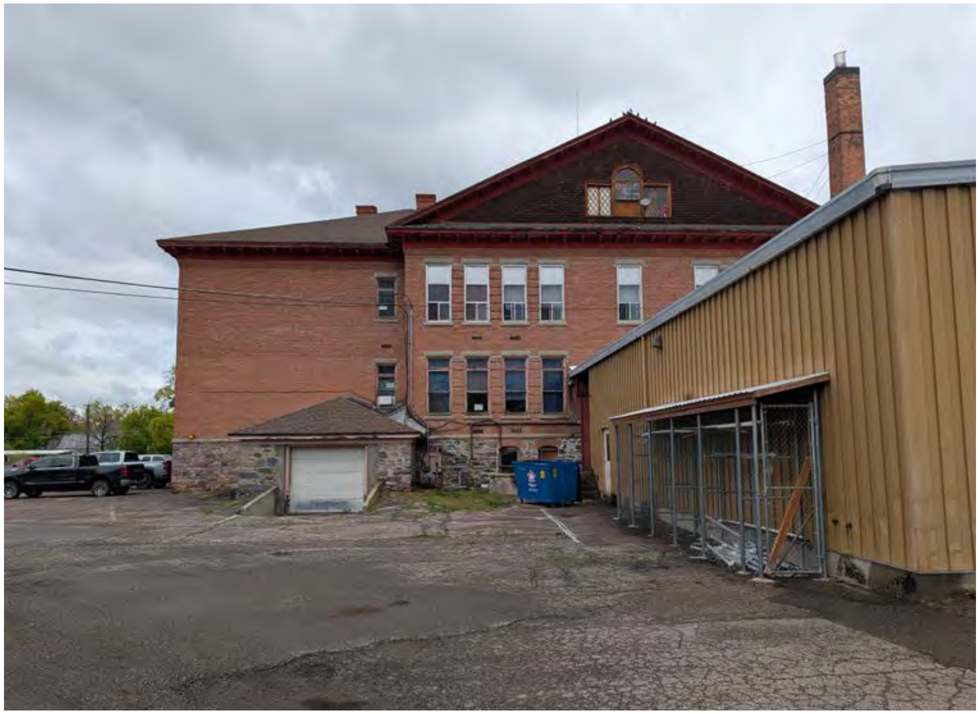
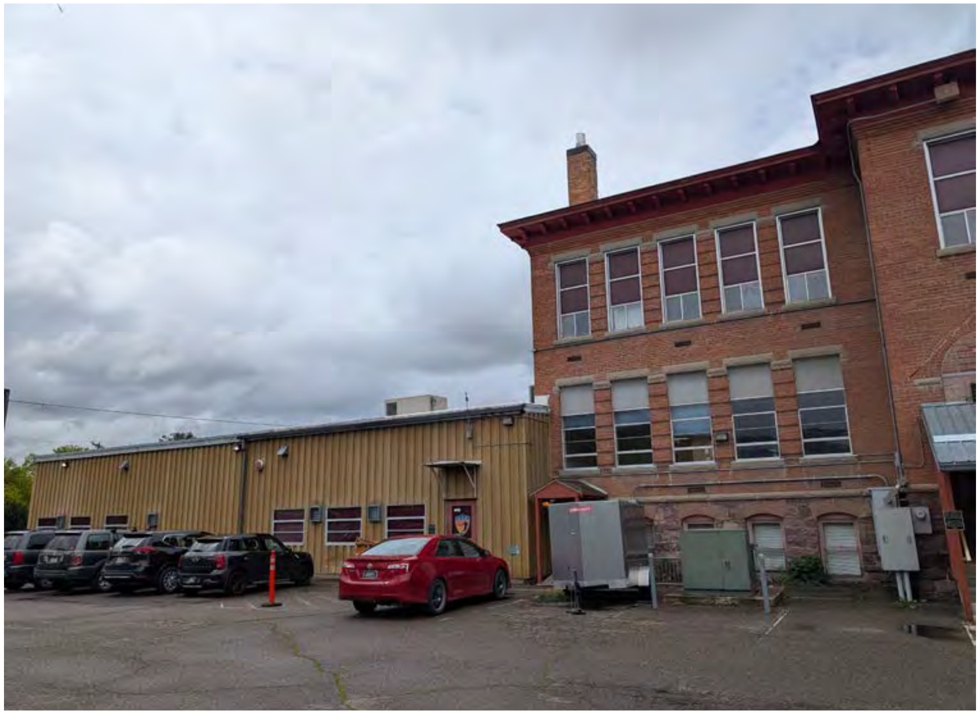

Alley
Alley
BUS STOP
S 6TH ST W
S 6TH ST W
FLORENCE/COTTONWOOD NEIGHBORHOOD GREENWAY
MYRTLE/WOODFORD NEIGHBORHOOD GREENWAY
HIGGINS AVE MULTIMODAL IMPROVEMENTS
S HIGGINS AVE
CHESTNUT ST
HAZEL ST
Alley
ALLEY
ROOSEVELT ST
WOODFORD ST
TREMONT ST
EDITH ST
Alley
TREMONT ST
WOODFORD ST
Alley
ROOSEVELT ST
BROOKS ST
Alley
S HIGGINS AVE
Missoula
COUNTY
Date: 6/20/2025
Maxar
Miles
0 0.01 0.01 0.03 0.04 0.06 0.07

FIGURE 1.6: TRANSPORTATION CONNECTIVITY & PLANNED TRANSPORTATION PROJECTS

BUILDING ASSESSMENT

SIZE	Three levels 9,000 sf/level | Warehouse 6,070 sf
YEAR BUILT	Unknown
ADDITIONS	Warehouse, year built unknown
PHYSICAL CONDITION	❗ Building overall condition shows no major signs of deterioration. Warehouse section is in poor condition. Roof and exterior cladding are in good condition. Fascias and exterior wood need maintenance.
DEFICIENCIES	Facility lacks an accessible entry and has no passenger elevator. There are no restrooms on the third level.
FUNCTIONALITY	Building currently houses the Robotics Club, MCPS Maintenance, and athletic storage.
LIMITATIONS	Inadequate egress from the basement and third floors. Building does not meeting current exiting requirements.





BUILDING STRUCTURAL ASSESSMENT	
YEAR BUILT	Unknown
ADDITIONS	Metal building addition
AREA	Unknown
OVERALL PHYSICAL CONDITION	Generally Good
VISUAL DEFICIENCIES	Interior: 1. Stone foundation mortar washed out likely due to poor drainage (Photos 8, 10, 13, 16) - DCI suggests these foundation walls are regrouted as soon as possible. 2. Checking in wood floor joists (Photo 11) 3. Wood post and beam reinforcement in basement/boiler room does not have proper bases, column caps. Bases and caps should be added. (Photo 12, 13, 14, 15, 17, 18). DCI suggests that column bases and caps are added as soon as possible. 4. Water damage in upper storage room (Photo 21) Exterior: 1. Cracking in second floor windows in brick at north east and north west corners (Photo 1) 2. Diagonal crack below third floor roof window in brick (Photos 3 and 9) 3. Foundation missing some stone at base (Photo 8) 4. Damaged roof eaves (Photo 2) 5. Moldy brick (Photo 20) 6. Slack chimney tie rods (previously installed to help with seismic loading) DCI recommends that these rods are tightened as soon as possible. (Photo 5)

BUILDING STRUCTURAL ASSESSMENT	
STRUCTURAL SYSTEM	Original building: Stone foundations with brick exterior, wood floors, likely wood roof, large brick chimney with installed steel seismic bracing Metal building: Custom I beam moment frames, z-girt roof, and tension only steel rod braced frames
STRUCTURAL SYSTEM DEFICIENCIES AND/OR UNKNOWNS	Likely seismic/lateral limitations

PHOTO 1

MISSOULA
PUBLIC SCHOOLS
228

PHOTO 2

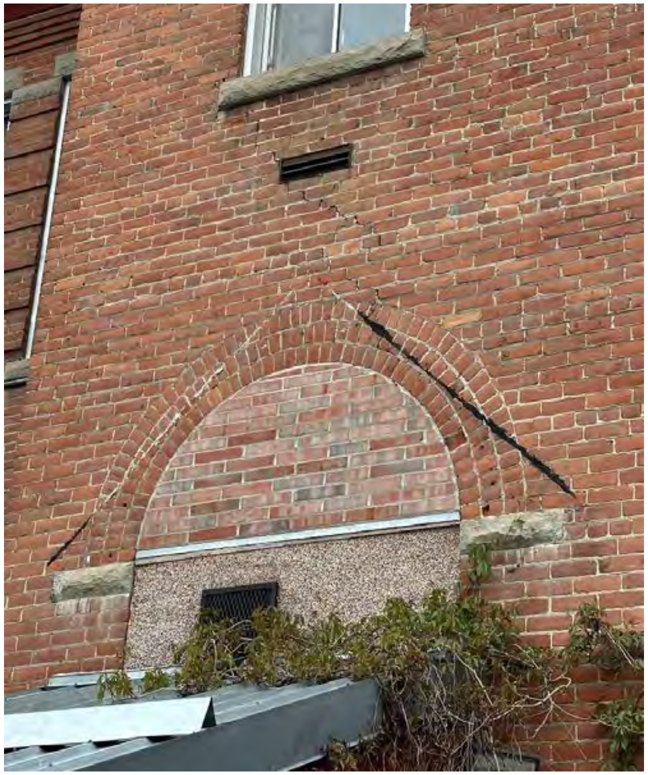


PHOTO 3

PHOTO 4

PHOTO 5

PHOTO 6

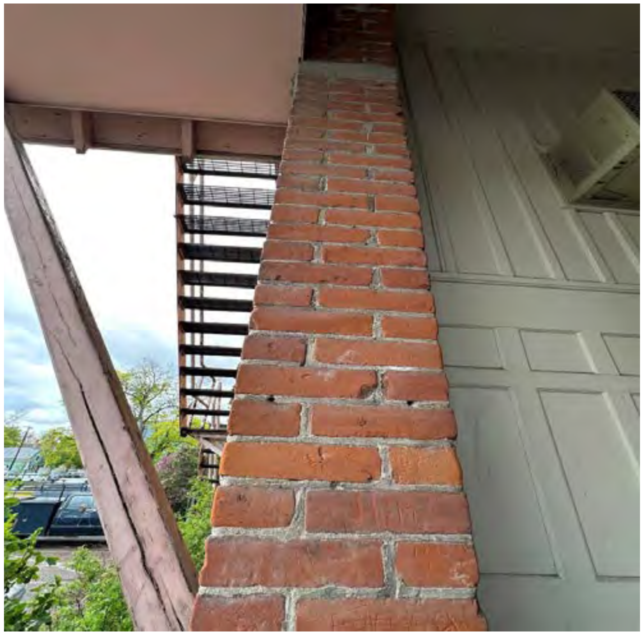


PHOTO 7

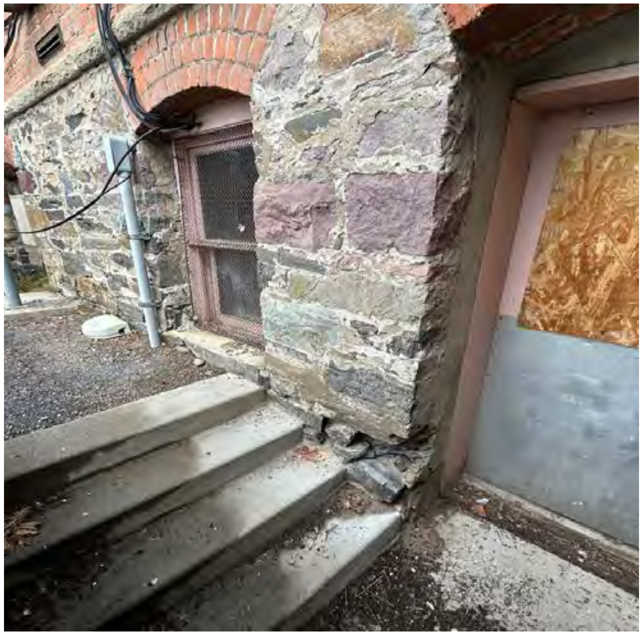


PHOTO 8

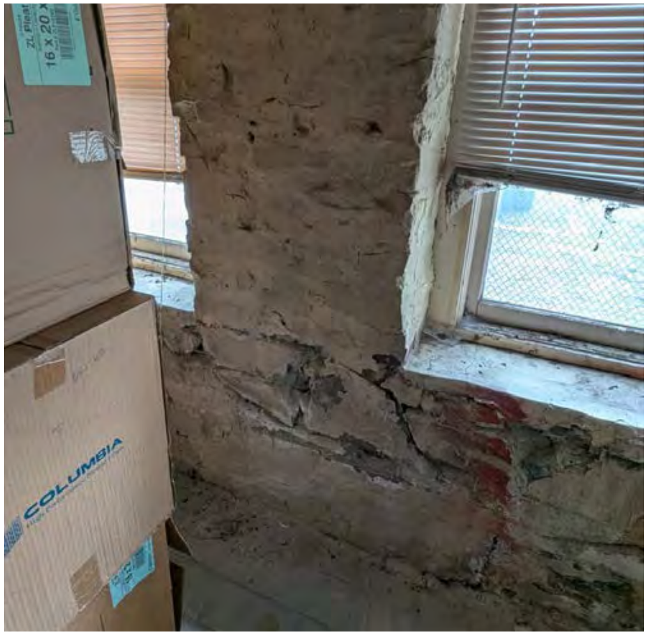


PHOTO 10

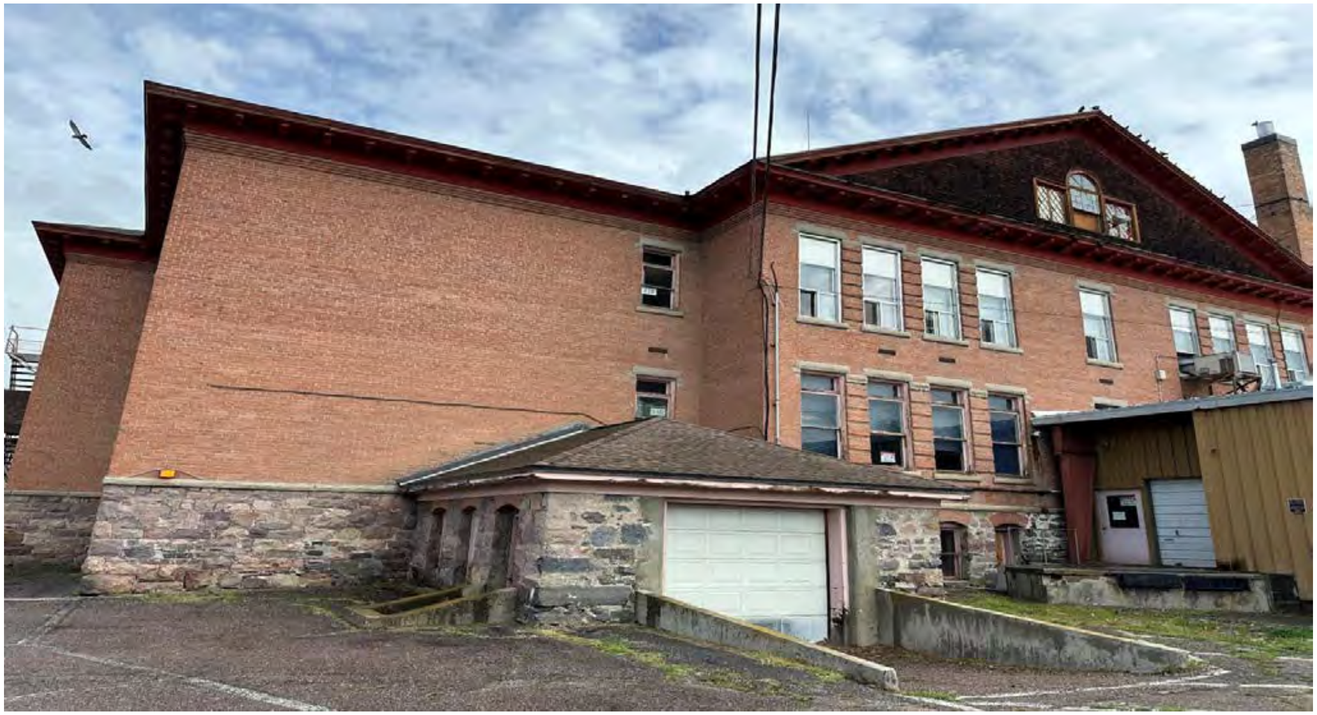


PHOTO 9

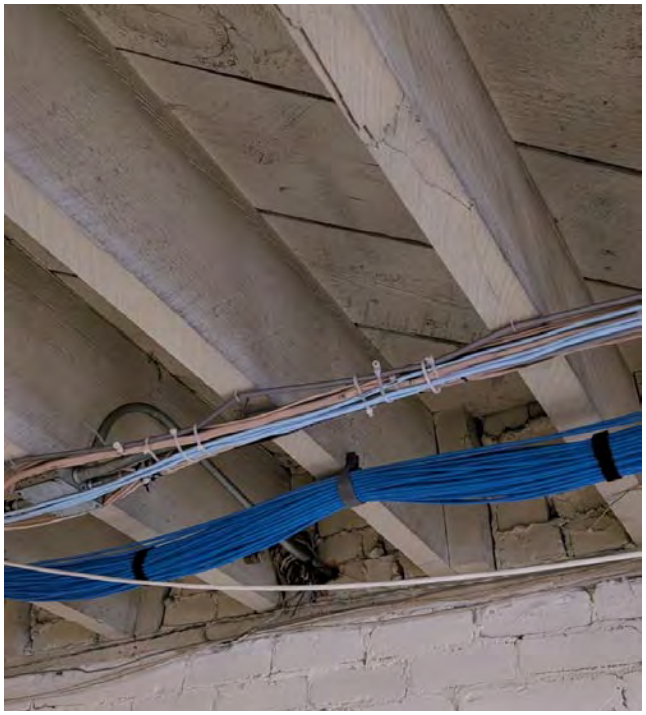


PHOTO 11

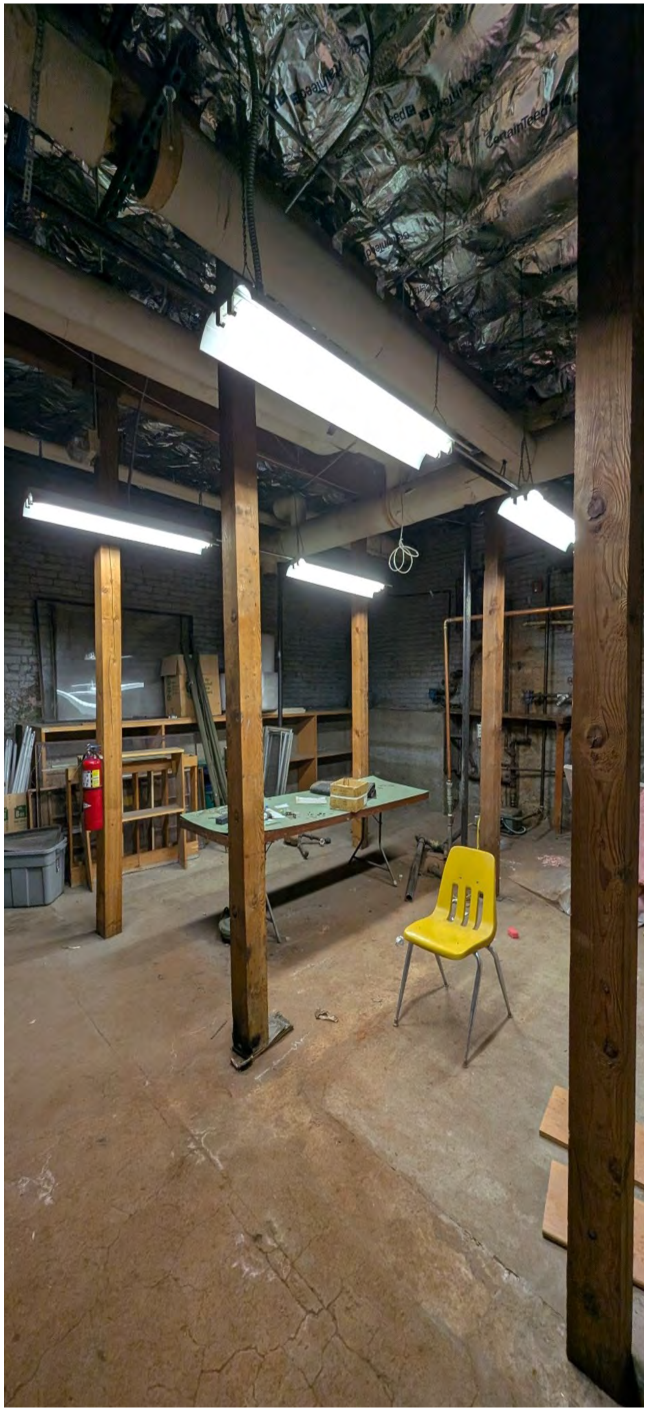


PHOTO 12

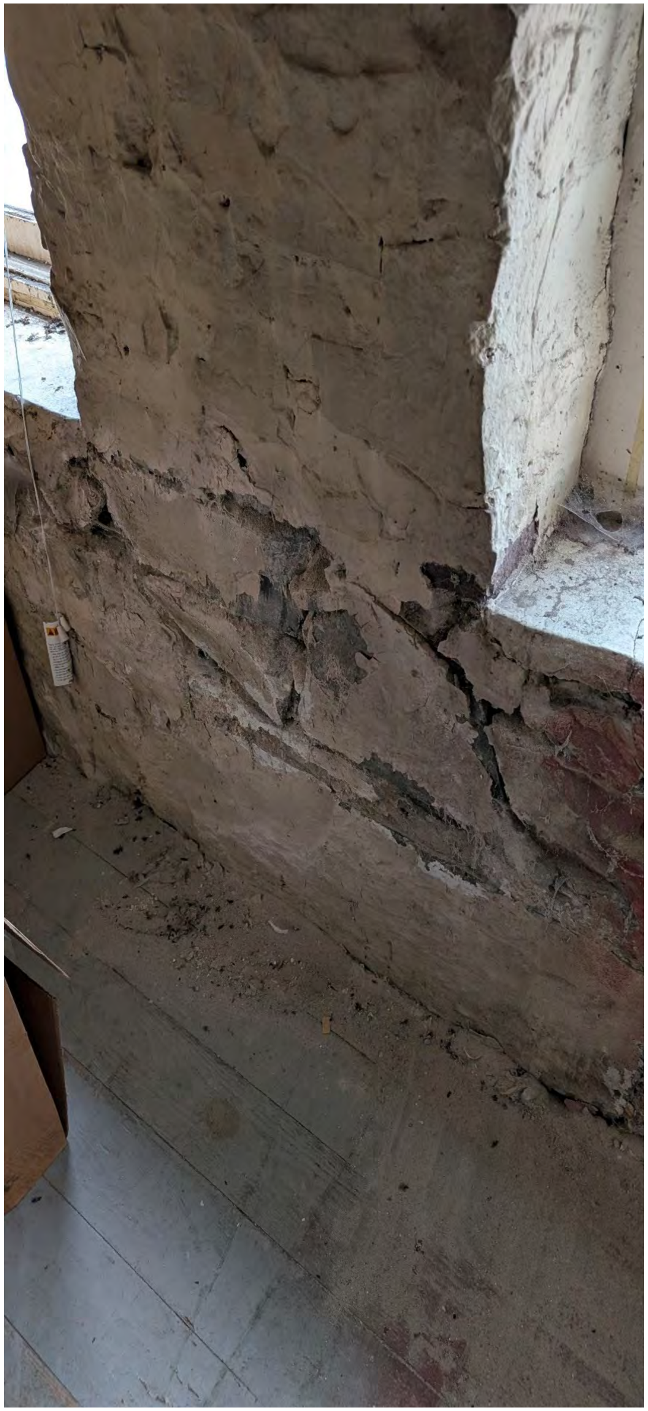


PHOTO 13

PHOTO 14

PHOTO 15

PHOTO 16

PHOTO 17

PHOTO 18

PHOTO 19

PHOTO 20

PHOTO 21

MEP ASSESSMENT	
MECHANICAL SYSTEM	✖ Main heating system is steam and heating hot water paired with fan coil units, radiators, and unit heaters (terminal units). Boiler is in fair condition but due to age should be replaced along with the pumps and majority of the piping and terminal units. Minimal cooling is provided through PTACs and all are recommended for replacement. Minimal ventilation air is provided.
PLUMBING SYSTEM	✖ Storage type gas fired water heaters, approximately 80% efficient are in good condition but are close to the end of their useful life. Domestic water piping varies in material and age. Majority of the piping should be replaced with new copper piping.
FIRE SPRINKLER	None in main building. Annex/shop portion is sprinkled.
ELECTRICAL POWER SYSTEM	❗ Service appeared to be upgraded with addition project. Most panels appear to be near their expected life of 30-50 years. They appeared to be adequate for the current use. Old wiring appears to have been replaced with surface mounted wiring in conduit. Appeared adequate for current use. Older wiring my be concealed and should be replaced.
ELECTRICAL LIGHTING SYSTEM	❗ Mostly outdated fluorescent type but in working condition. Lighting controls systems do not meet current Energy Code but are in working condition.

MEP ASSESSMENT	
COMMUNICATIONS SYSTEMS	❗ Communications system, including voice and data appeared present and functional.
SAFETY AND SECURITY SYSTEMS	❗ Fire alarm system is older but coverage appeared adequate and system appeared functional. Should be considered for an upgrade due to limited life expectancy of these systems. This same, or very similar, type system was present in all of buildings that we evaluated. Intrusion detection system was present and appeared to be functional. Limited video surveillance.

ADMINISTRATION BUILDING

The Administration Building is a historic building that is centrally located, but with limited potential for educational use and deferred maintenance that will be difficult for MCPS to overcome financially. The property is not fully utilized and there has not been recent investment in the building.

Key Considerations

Regulations

The property line and right-of-way are out of alignment which may affect future development.

Environmental

An Environmental Site Assessment was completed for the property. Mitigation of environmental issues will need to be addressed.

Historic Building

Historic buildings have unique character and aesthetic appeal, but they are expensive to renovate and need updates to meet current codes. Members of the community are interested in seeing the building preserved and restored.

Current Uses

The MCPS Robotics Club currently utilizes the building and needs a space for continued operation of the club.

Adjacent Uses

Due to the property's location, the property could be used for parking to help address parking needs at Hellgate High School and other neighborhood needs.

City/County/UM Interest

The City recognizes the potential of this property for community partners.
There is interest from the Parking Commission related to parking.

Other MCPS Uses Considered

Activity Space

Continuing to utilize the building for MCPS activities was considered, but it was determined to be financially infeasible in the long-term.

Housing

Utilizing the building for housing was considered. It was determined to be financially infeasible for MCPS to renovate the building for housing and outside of the MCPS Core Purpose to manage housing.

However, if the property is sold or leased, it has the potential to provide infill housing or be renovated to contribute to the community's housing need.

Options Evaluated

1. Lease to non-profits and use for MCPS activity space
2. Long-term lease or sale for non-MCPS use
3. Long-term lease or sale for non-MCPS use utilizing a proposal to find a use aligned with MCPS and the community

RECOMMENDATION

LONG-TERM LEASE OR SALE

The recommendation for the Administration Building is a long-term lease or sale to maximize financial return for MCPS.

The broker opinion of value is $2,000,000 to $3,000,000 with a suggested list price of $3,630,000. The estimated marketing time to secure a tenant or buyer is 18 to 24 months. See Appendix B for more information.

IMPLEMENTATION CONSIDERATIONS

Prior to listing the property, MCPS should coordinate with the City of Missoula's Brownfields Program. The City of Missoula has funding that can be used in environmental cleanup. This work can either be completed prior to sale/lease or after the sale/lease and should be discussed with the City of Missoula.

Current users and lessees should be considered prior to listing the property. A new location will need to be determined for the Robotics Club and existing leases will need to be terminated. The Robotics Club has unique needs, including size of space and proximity to schoolsa that should be considered.

The recommendation includes the option for a long-term lease or sale. This will provide flexibility in attracting potential buyers or tenants. There are pros and cons to a long-term lease and sale. Benefits of a long-term lease, likely 10 years or longer, are listed below:

- The developer does not have to factor the land cost into the project and reduces their holding costs associated with the land.
- The term of the lease can be flexible; longer leases help with the cash flow of the project, or shorter leases with options to buy the property.
- It provides a potential revenue stream for the owner of the property (MCPS).
- Management of the property is the responsibility of the developer who builds the building, not the owner of the land.
- Leases are inherently more flexible.
- Land stays in public ownership.
- Income from the lease is ongoing rather than a lump sum payment
- There may be more income over the long-term

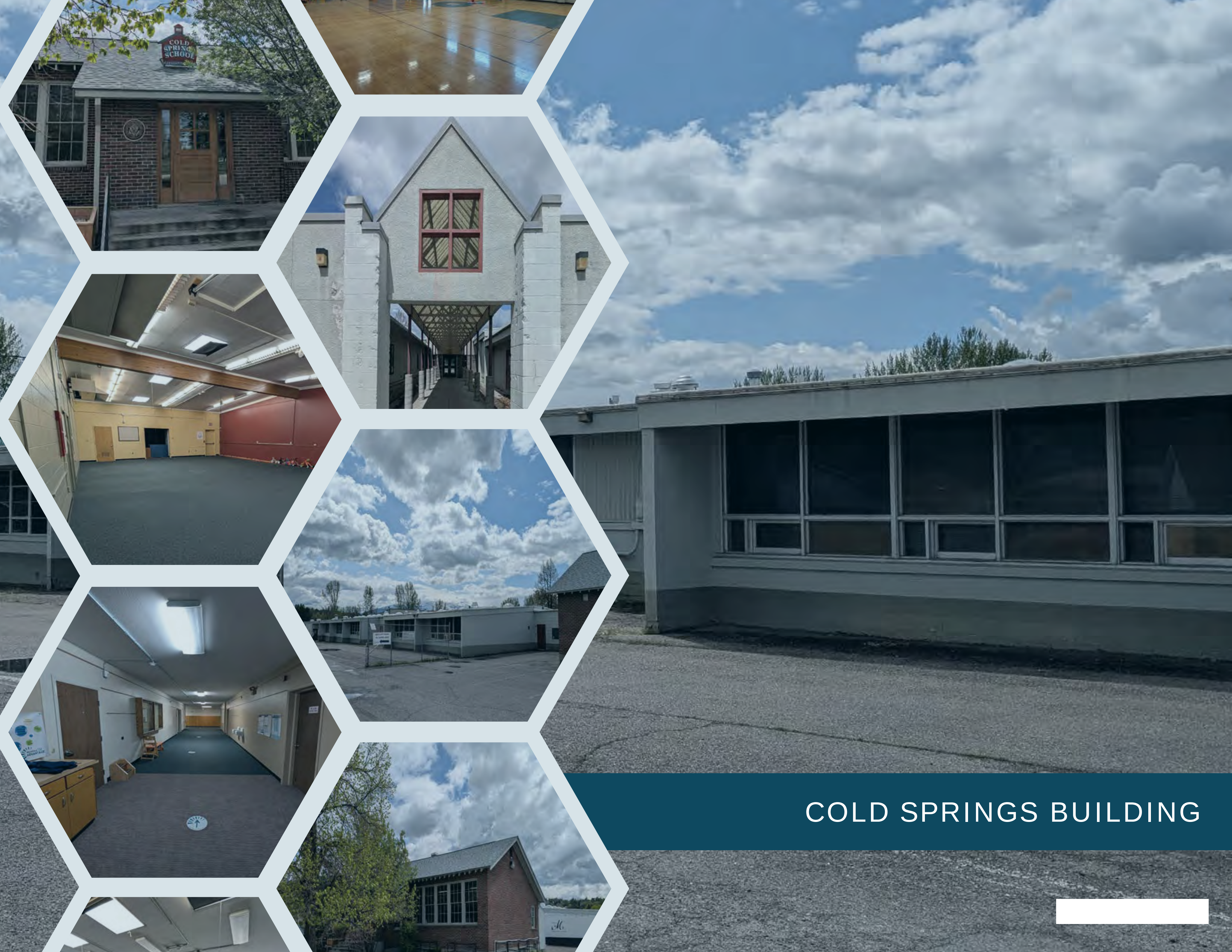
Alternatively, the challenges of land leases are listed below:

- Long-term leases are uncommon in Missoula so there are limited examples of how a long-term lease could work in the area.
- A long-term lease holds up the property and may be difficult to reclaim for MCPS use.
- Depending on how the property was developed, it can be harder to sell a property in the future.
- In the case of MCPS, there would need to be some understanding if the covenants that are associated with the property (e.g. no tobacco or alcohol on premises) run with the land itself or just the building.
- The most active market utilizing long-term leases is the quick service restaurant market, but long-term leases can be used for residential.
- Towards the end of the lease, properties often don't get maintained.

The benefits of a sale are that a larger payment can be invested into other properties; there is a reduction of liabilities; it resolves speculation about the property; and MCPS is no longer responsible for managing the property.

ALTERNATIVE CONSIDERATIONS

If there are challenges with executing the recommendation for this property, completing market analysis should be considered along with the option of demolishing the building to increase marketability of the property. Parking was identified as a potential use of the property that could be considered if a sale or long-term lease if difficult to execute.


COLD SPRINGS SCHOOL

COLD SPRINGS BUILDING

COLD SPRINGS BUILDING

The property assessment begins with a summary of the property, building, and financial assessment. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

A structural issue was discovered in the portion of the building occupied by Missoula Child Care Advantage in November 2025 after the building assessment was completed. Due to this issue, Missoula Child Care Advantage was relocated and the portion of the building with structural issues will be demolished.

PROPERTY ASSESSMENT

	Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the property have appropriate access and connectivity?
ASSESSMENT	!	!	!	!	!	!
NOTES	Non-profits and MCPS Boxing Club uses the building.	Lot size is 6.75 acres which is slightly below the optimum elementary school size of 7-8 acres.	Located on the edge of anticipated growth area.	Property not centrally located. Current configuration does not support a use that needs a lot of parking.	Property size, property location, and building condition are limiting, but the property could be reconfigured for another use.	Site access for school drop off and pick up is difficult. Parking is limited with the current site configuration. Bike and pedestrian connectivity is limited. The site is located near an arterial street.

BUILDING ASSESSMENT

	What is the overall building condition?	What is the capacity of the building to be used as a school?	What is the structural building condition?	What is the mechanical system condition?	What is the plumbing system condition?	What is the electrical system condition?
ASSESSMENT	❗ ✖	❗	✔	❗ ✖	❗ ✖	❗
NOTES	Many upgrades needed including interior finishes, fixtures, doors, and windows.	Limitations are site access, classroom site, restrooms, and lacks adequate serving kitchen.	Generally, in good condition, except 1989 addition.	Several upgrades needed.	In working condition, but upgrades needed.	In working condition, but upgrades needed.

FINANCIAL ASSESSMENT

	What is the value of the property?	What are the minimum costs to reopen the building as a school?	What are the minimum costs to renovate the building for another use?	Has there been recent investment in the building?	Is there deferred maintenance?	Does the property generate income?	Does the income support long-term maintenance of the building?
ASSESSMENT	N/A	Minimal cost with no improvements. To properly equip the building for education it is recommended some investments be made. Recommended improvements would cost at least $5.5 million.	Assuming the gym space remains "as is", renovating the remaining portions of the building would cost at least $12 million.	~$500,000	Structural: $30,000 (1-3 years) and $150,000* (3-5 years) Building: $2.8M roofing, fenestration, exterior cladding, abatement Mechanical and Electrical: $680,000 boiler, HVAC Total = $3,560,000	~$135,000/year	No
NOTES	The value of the property has not been evaluated at this time.	Recommended improvements include: roofing, fenestration, exterior cladding, some MEP systems.	Renovation costs can vary widely based on the intended new use. Complete renovation cost would assume change of occupancy and reconfiguration of most interior spaces and systems.	A grant was used to renovate the daycare spaces in 2024.	*Destructive investigation and assessment required to determine extents of upgrades. Upgrades estimated at $3/sf.	Studio M, Cancer Support Missoula, Missoula Child Care Advantage	The non-profits that lease space in the building do not have the financial means to take on major building repairs and upgrades.

PROPERTY INFORMATION	
PROPERTY GEOCODE	04-2092-01-1-13-01-0000
PROPERTY ADDRESS	2625 Briggs Street
PROPERTY AREA	6.75 acres
EXISTING STRUCTURES	Former elementary school closed in 2018
EXISTING USES	Current leases with community non-profits and MCPS Boxing Club
ADJACENT USES	Commercial and residential uses
EXISTING LEASES	Studio M, Montana Cancer Center, Missoula Child Care Advantage
ADDITIONAL PROPERTY INFORMATION	Additions in 1958, 1962, 1966, 1974, 1989
NUMBER OF PARCELS	1

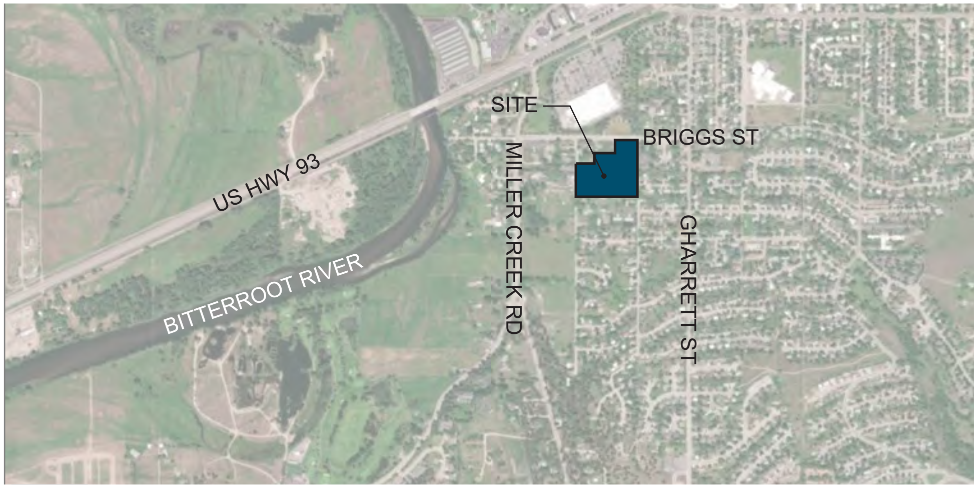
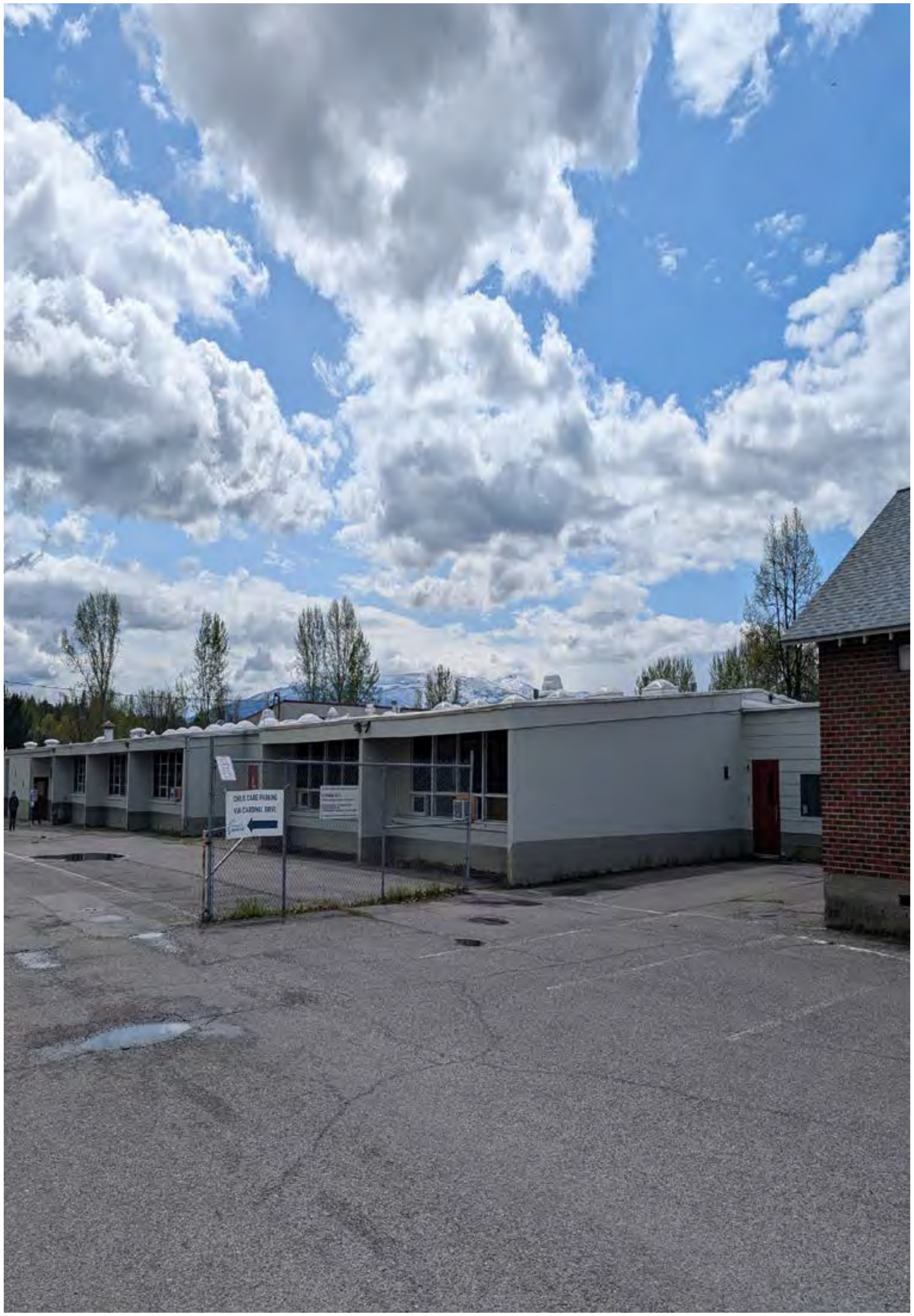

SITE
BRIGGS ST
US HWY 93
MILLER CREEK RD
GHARRETT ST
BITTERROOT RIVER

FIGURE 2.1: LOCATION MAP



REGULATORY ASSESSMENT

JURISDICTION	City of Missoula
GROWTH POLICY/ LAND USE PLAN	Our Missoula 2045 Land Use Plan
LAND USE DESIGNATION/PLACE TYPE	Limited Urban Residential. These quieter neighborhoods are located on the outskirts of the city core that have more limited transit options. Typically 3-4 units/parcel.
ZONING	The property is zoned Limited Urban Residential 1 (LU-R1). Development patterns in this district are likely car dependent. Street and block patterns provide limited connectivity and often include large blocks. Buildings typically have medium to large setbacks.

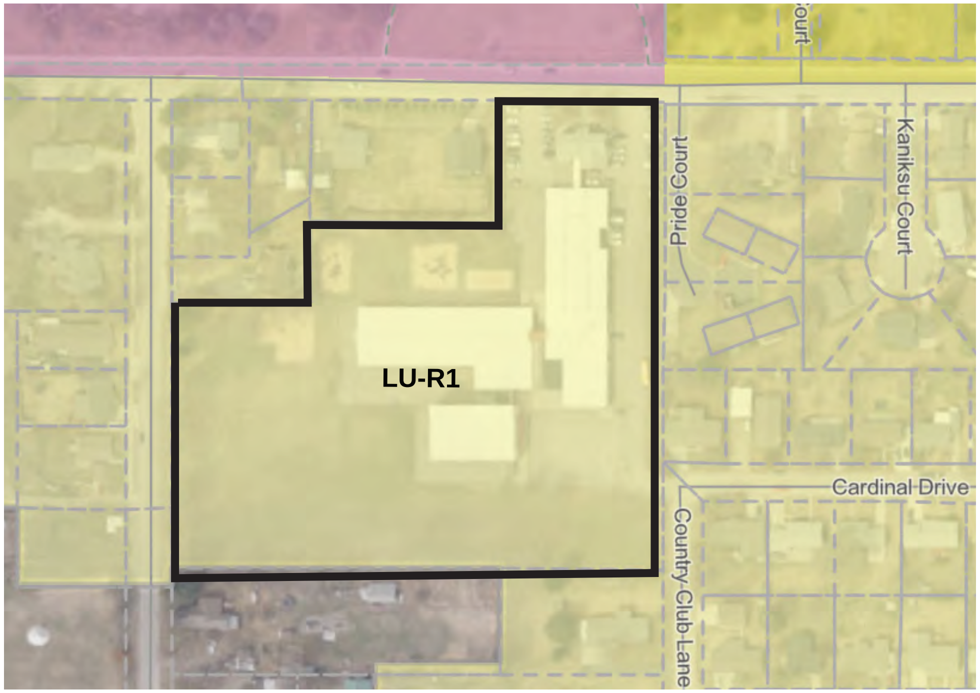

ourt
Pride Court
Kaniksu Court
LU-R1
Cardinal Drive
Country Club Lane

FIGURE 2.2: CITY ZONING MAP

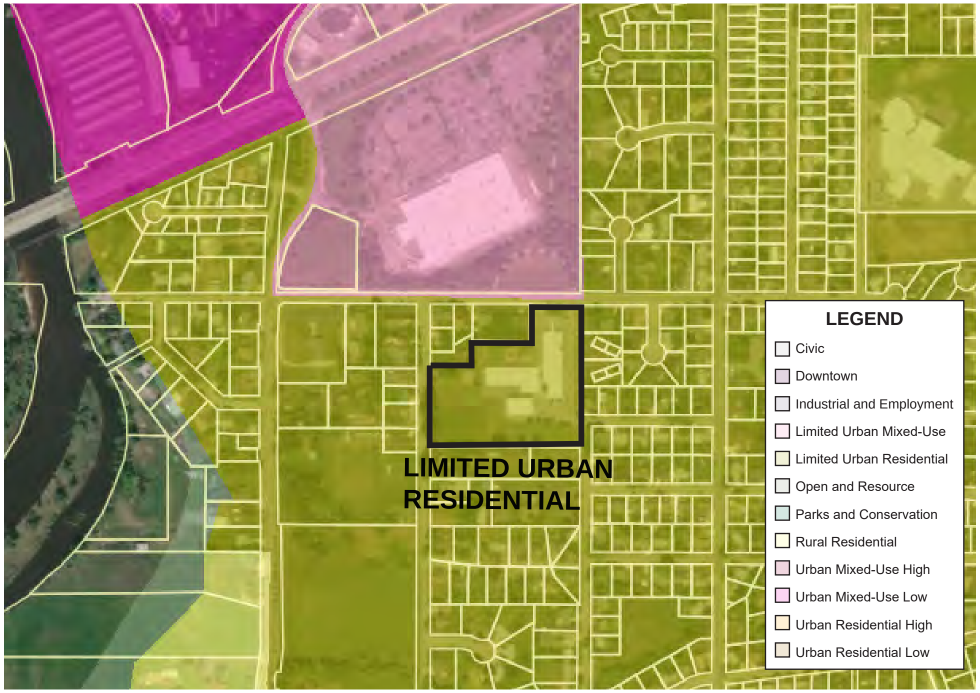

LIMITED URBAN RESIDENTIAL
LEGEND
☐ Civic
☐ Downtown
☐ Industrial and Employment
☐ Limited Urban Mixed-Use
☐ Limited Urban Residential
☐ Open and Resource
☐ Parks and Conservation
☐ Rural Residential
☐ Urban Mixed-Use High
☐ Urban Mixed-Use Low
☐ Urban Residential High
☐ Urban Residential Low

FIGURE 2.3: LAND USE PLAN MAP

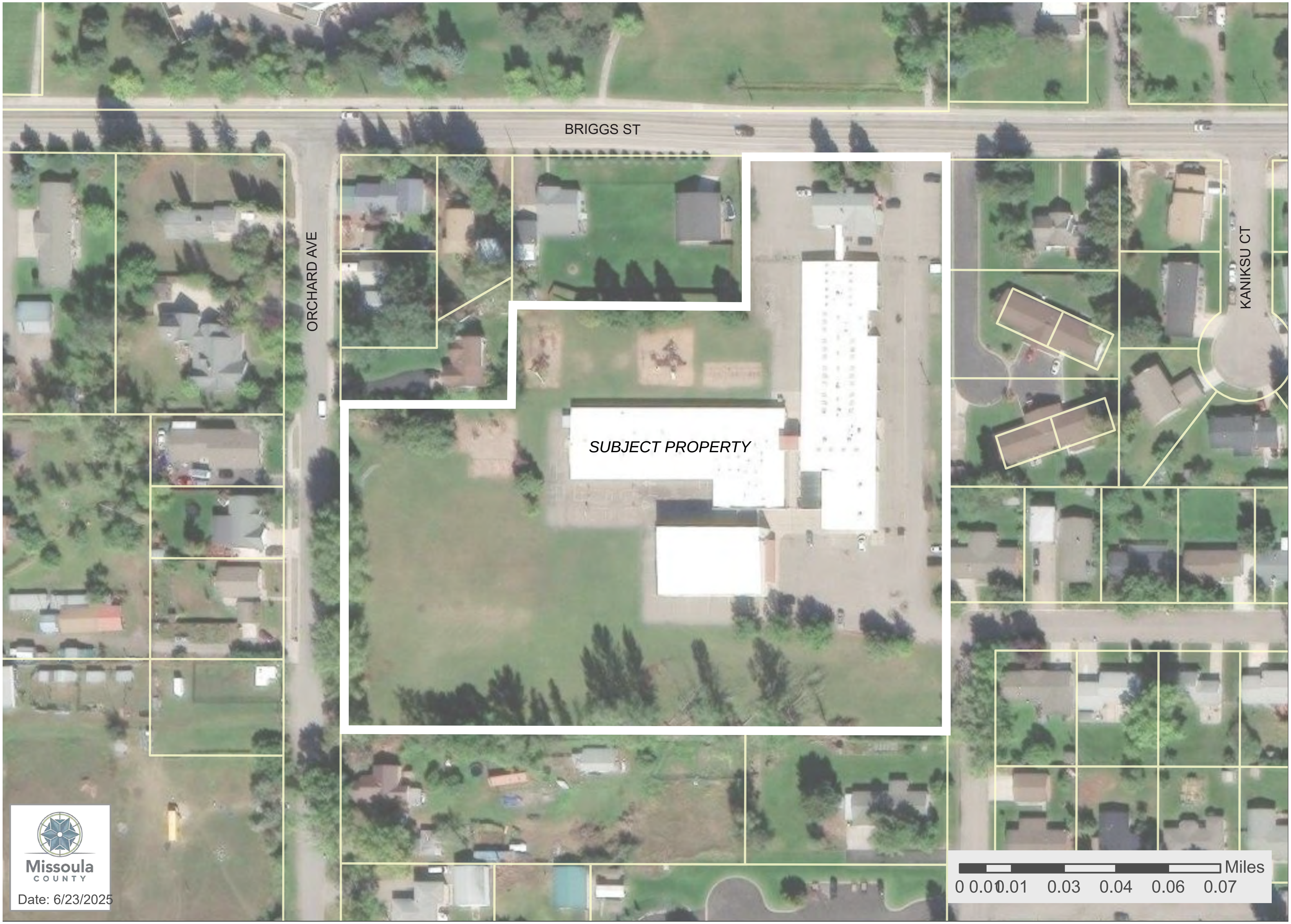

BRIGGS ST
ORCHARD AVE
KANIKSU CT
SUBJECT PROPERTY
Miles
0 0.01 0.01 0.03 0.04 0.06 0.07
Missoula
COUNTY
Date: 6/23/2025

FIGURE 2.4: SITE MAP

TRANSPORTATION ASSESSMENT	
ACCESS	Primary access from Briggs Street along the northern property boundary, secondary access from Cardinal Drive at southeast corner of property.
TRAFFIC VOLUME	2023 Annual Average Daily Traffic Volume = 3,120 vehicles on Briggs Street.
TRANSIT	Bus stop at Gharrett Street and Briggs Street approximately one block east of property.
BIKE AND PEDESTRIAN AMENITIES	Sidewalks along Briggs Street, limited bike lanes and sidewalks in area.
PARKING	Street parking along Briggs Street, approximately 55 off-street parking spaces.

UTILITY ASSESSMENT	
SEWER	Existing mains in Briggs Street, Pride Court, and Cardinal Drive, appears to be a City Main connection already to property.
WATER	Existing mains in Orchard Street, Briggs Street, and Cardinal Drive, 2-in non-lead water service to property.
STORMWATER	Existing City main through property connecting Cardinal Drive to Orchard Street near southern property line, storm dry well along property line near Briggs Street.
POWER	Overhead power lines along Briggs Street and Orchard Street

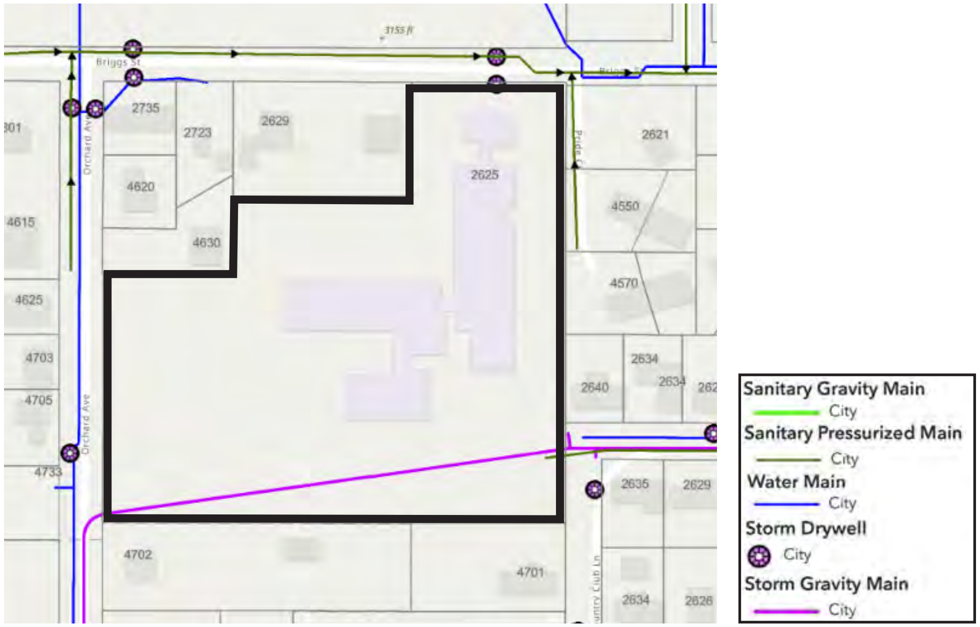
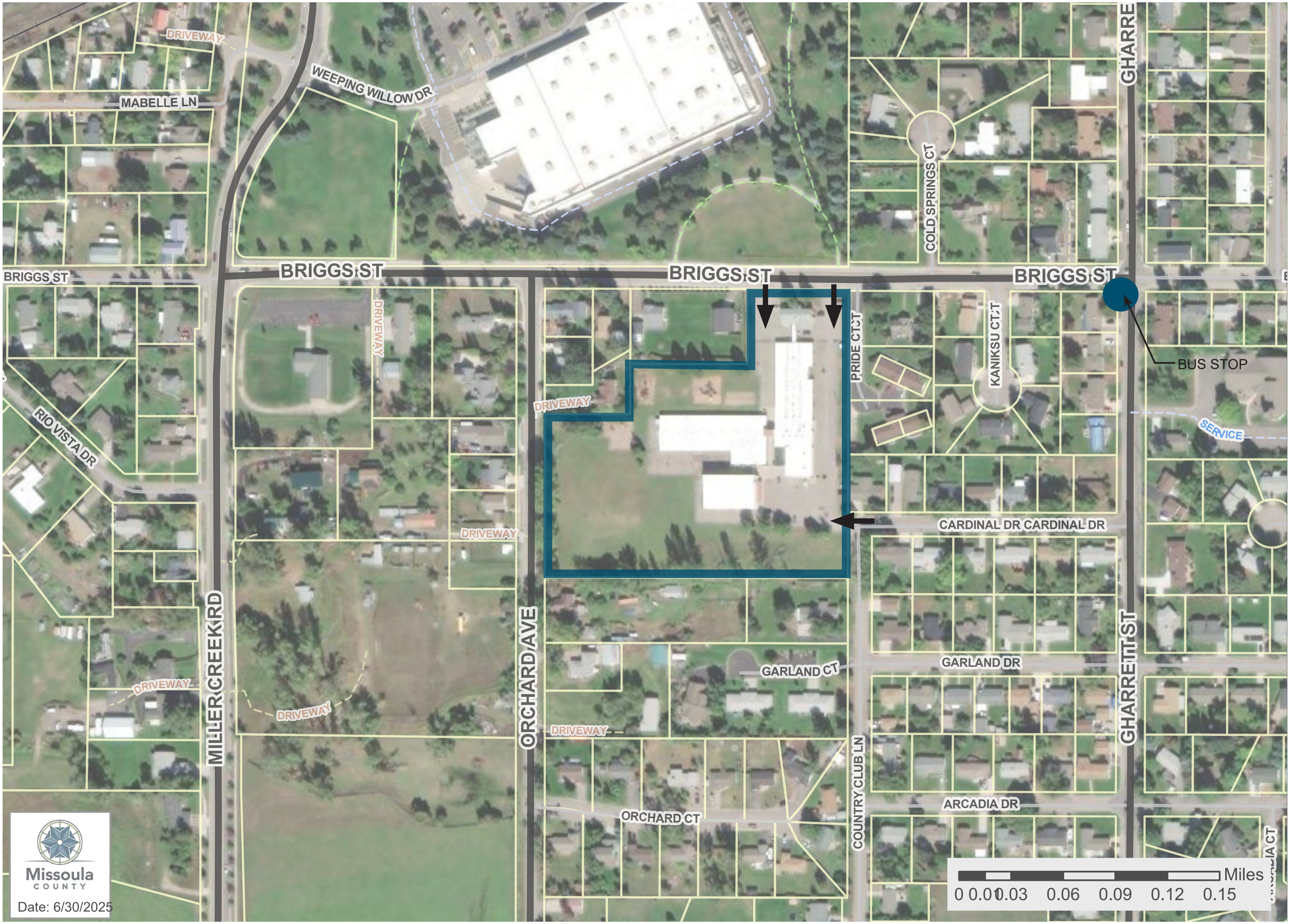

Briggs St
Orchard Ave
2735
2723
2629
2625
2621
4620
4630
4615
4625
4703
4705
4733
4550
4570
2634
2640
2635
2629
4702
4701
2634
2626
Sanitary Gravity Main
City
Sanitary Pressurized Main
City
Water Main
City
Storm Drywell
City
Storm Gravity Main
City

FIGURE 2.5: PUBLIC UTILITIES MAP


DRIVEWAY
WEEPING WILLOW DR
MABELLE LN
GHARRE
COLD SPRINGS CT
BRIGGS ST
BRIGGS ST
BRIGGS ST
BRIGGS ST
BUS STOP
PRIDE CT
KANIKSU CT
DRIVEWAY
DRIVEWAY
RIO VISTA DR
SERVICE
CARDINAL DR CARDINAL DR
DRIVEWAY
MILLER CREEK RD
ORCHARD AVE
GHARRETT ST
GARLAND DR
GARLAND CT
DRIVEWAY
DRIVEWAY
DRIVEWAY
COUNTRY CLUB LN
ARCADIA DR
ORCHARD CT
Missoula
COUNTY
Miles
0 0.01 0.03 0.06 0.09 0.12 0.15

Date: 6/30/2025

FIGURE 2.6: TRANSPORTATION MAP

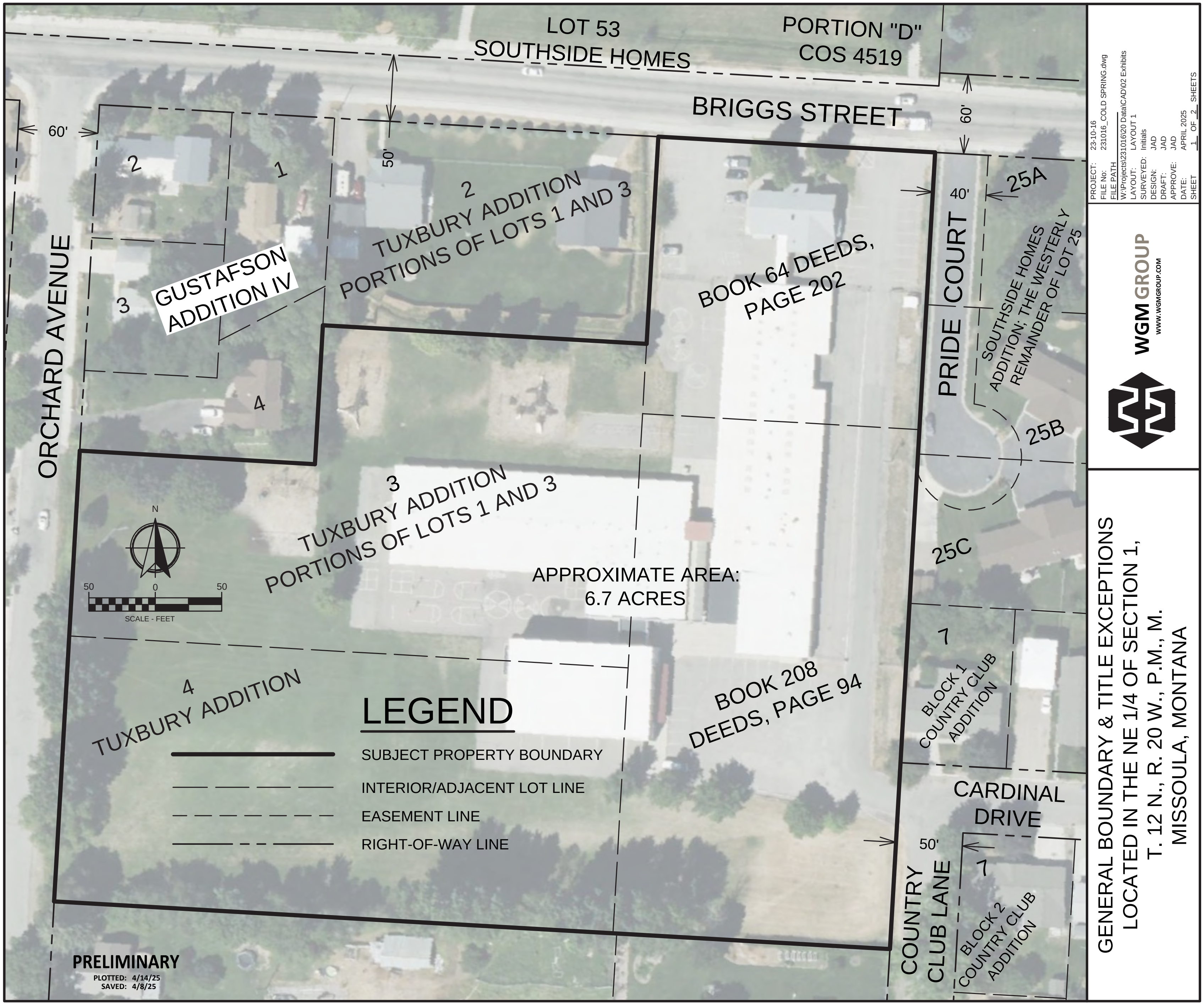

LOT 53
SOUTHSIDE HOMES
PORTION "D"
COS 4519
BRIGGS STREET
60'
50'
60'
40'
25A
PRIDE COURT
SOUTHSIDE HOMES ADDITION; THE WESTERLY REMAINDER OF LOT 25
25B
25C
ORCHARD AVENUE
2
1
3
4
GUSTAFSON ADDITION IV
2
TUXBURY ADDITION
PORTIONS OF LOTS 1 AND 3
BOOK 64 DEEDS, PAGE 202
3
TUXBURY ADDITION
PORTIONS OF LOTS 1 AND 3
APPROXIMATE AREA:
6.7 ACRES
4
TUXBURY ADDITION
BOOK 208 DEEDS, PAGE 94
7
BLOCK 1 COUNTRY CLUB ADDITION
CARDINAL DRIVE
50'
COUNTRY CLUB LANE
7
BLOCK 2 COUNTRY CLUB ADDITION
N
50
0
50
SCALE - FEET
LEGEND
SUBJECT PROPERTY BOUNDARY
INTERIOR/ADJACENT LOT LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
PRELIMINARY
PLOTTED: 4/14/25
SAVED: 4/8/25
PROJECT: 23-10-16
FILE No: 231016_COLD SPRING.dwg
FILE PATH
W:\Projects\231016\20 Data\CAD\02 Exhibits
LAYOUT: LAYOUT 1
SURVEYED: Initials
DESIGN: JAD
DRAFT: JAD
APPROVE: JAD
DATE: APRIL 2025
SHEET 1 OF 2 SHEETS
WGM GROUP
WWW.WGMGROUP.COM
GENERAL BOUNDARY & TITLE EXCEPTIONS
LOCATED IN THE NE 1/4 OF SECTION 1,
T. 12 N., R. 20 W., P.M., M.
MISSOULA, MONTANA

FIGURE 2.7: TITLE EXCEPTIONS MAP

SUBIDIVISION GUARANTEE NO. 08020718 EXCEPTIONS*****

[1], AND [7] THESE ITEMS ARE STANDARD TITLE POLICY EXCEPTIONS OR ARE NOT LAND SURVEY MATTERS, AND ARE NOT LOCATABLE (BLANKET IN NATURE).

[2] A RESERVED RIGHT-OF-WAY FOR ANY DITCH OR DITCHES AS NOW CONSTRUCTED THROUGH THE SUBJECT PROPERTY PER BOOK 53 DEEDS, PAGE 469. NO FIELD INSPECTION HAS BEEN COMPLETED FOR EXISTING DITCHES AT THIS TIME, SUBJECT PROPERTY PLOTTED HEREON.

[3] A RESERVED RIGHT-OF-WAY FOR ANY DITCH OR DITCHES AS NOW CONSTRUCTED THROUGH THE SUBJECT PROPERTY PER BOOK 52 DEEDS, PAGE 616. NO FIELD INSPECTION HAS BEEN COMPLETED FOR EXISTING DITCHES AT THIS TIME, SUBJECT PROPERTY PLOTTED HEREON.

[4] RESERVED RIGHT-OF-WAY FOR AN IRRIGATION DITCH PER BOOK 64 DEEDS, PAGE 202 RUNNING ALONG THE EAST SIDE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 64 DEEDS, PAGE 202. NO FIELD INSPECTION HAS BEEN COMPLETED FOR EXISTING DITCHES AT THIS TIME, APPROXIMATE BOUNDARY OF BOOK 64 DEEDS, PAGE 202 PLOTTED HEREON.

[5] RESERVED RIGHT-OF-WAY FOR AN IRRIGATION DITCH PER BOOK 208 DEEDS, PAGE 94 RUNNING ALONG THE EAST SIDE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 208 DEEDS, PAGE 94. NO FIELD INSPECTION HAS BEEN COMPLETED FOR EXISTING DITCHES AT THIS TIME, APPROXIMATE BOUNDARY OF BOOK 208 DEEDS, PAGE 94 PLOTTED HEREON.

[6] EASEMENTS DISCLOSED ON THE PLAT OF TUXBURY ADDITION PORTIONS OF LOTS 1 AND 3. NO EASEMENTS DISCLOSED.

OWNERS

BOARD OF TRUSTEES OF SCHOOL DISTRICT NO. 1, AS TO PORTION 'B'; BOARD OF TRUSTEES OF SCHOOL DISTRICT NUMBER FIVE (5), AS TO LOT 3 AND A PORTION OF LOT 4; SCHOOL DISTRICT #5, AS TO A PORTION OF LOT 4; SCHOOL DISTRICT NO. 5, AS TO PORTION OF LOTS 29 AND 30; AND SCHOOL DISTRICT NUMBER 5, AS TO A PORTION OF LOT 29

NOTES:

1) BOUNDARY LINES SHOWN HEREON WERE COMPUTED FROM RECORD DATA FROM SURVEYS/PLATS ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA AND IS FOR MAPPING/PLANNING PURPOSES ONLY AND IS NOT TO BE RELIED UPON.

2) EASEMENT LINE WORK SHOWN HEREON IS FROM REVIEW OF SUBDIVISION GUARANTEE NO. 08020718, DATED MARCH 27, 2025, ISSUED THROUGH THE OFFICE OF FLYING S TITLE AND ESCROW OF MONTANA, INC.

3) NO FIELDWORK HAS BEEN DONE TO CONFIRM LOCATIONS OF BOUNDARY/EASEMENT LINES.

4) SUBJECT PROPERTY LIES WITHIN CITY OF MISSOULA, MONTANA.

PRELIMINARY
PLOTTED: 4/14/25
SAVED: 4/8/25

PROJECT: 23-10-16
FILE No: 231016_COLD SPRING.dwg
FILE PATH
W:\Projects\231016\20 Data\CAD\02 Exhibits
LAYOUT: LAYOUT 2
SURVEYED: Initials
DESIGN: JAD
DRAFT: JAD
APPROVE: JAD
DATE: APRIL 2025
SHEET 2 OF 2 SHEETS

WGM GROUP
WWW.WGMGROUP.COM

GENERAL BOUNDARY & TITLE EXCEPTIONS
LOCATED IN THE NE 1/4 OF SECTION 1,
T.12 N., R. 20 W., P.M., M.
MISSOULA, MONTANA

BUILDING ASSESSMENT	
SIZE	48,725 sf
YEAR BUILT	Schoolhouse: Unknown Unit 1: 1958 Unit 2: 1961 Unit 3: 1966 Unit 4: 1975 Unit 5: 1989
ADDITIONS	4 additions; see above
PHYSICAL CONDITIONS	Schoolhouse: ⚠ Units 1-5: ✖ Gym: ⚠
FUNCTIONALITY	School lacks a defined entry and public facing main entry. Existing classrooms are not adequately sized for modern instruction. Facility lacks adequate restrooms for young students.
DEFICIENCIES	
ROOF	Unknown
FENESTRATION	Exterior windows and doors are old and do on meet current energy codes.

BUILDING ASSESSMENT	
ACCESS CONTROL	Facility is equipped with access control system.
EXTERIOR CLADDING	✖ Most cladding is in Poor condition. Original Schoolhouse and Gym cladding are satisfactory
INT. FINISHES	✖ Poor
FIXTURES	✖ Poor
LIMITATIONS	Site access, classroom size, restrooms, lacks adequate serving kitchen.
FACILITY AMENITIES	⚠ ✖ Lacks serving kitchen, poor site access, and school layout reduces safety for students and staff.

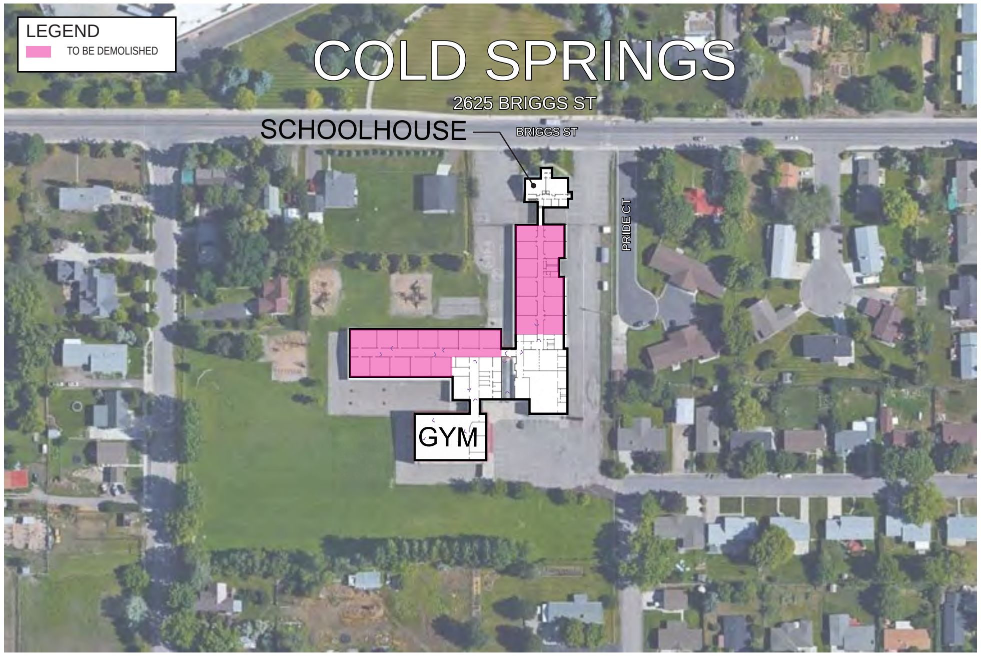


FIGURE 2.8: BUILDING CONDITION

With several additions over the years, the building condition varies throughout the structure. The west wing shown in pink will be demolished due to structural issues discovered after the building assessment was completed. The north wing shown in pink may need to be demolished in the future do the condition of that portion of the building.

BUILDING STRUCTURAL ASSESSMENT

YEAR BUILT	Unknown	1958	1961	1966	1973
ADDITIONS	Original	First	Second	Third	Fourth
AREA	2,200 sf	4,900 sf	8,200 sf	4,800 sf	3,150 sf
OVERALL PHYSICAL CONDITION	Generally Good ✓	Generally Good ✓	Generally Good ✓	Generally Good ✓	Generally Good ✓
VISUAL DEFICIENCIES	1. Cracking in brick/ mortar on north side of building (Photos 3 and 4) 2. Cracking at south east corner with spalling (Photos 1 and 2)	Exterior paint failing, cracked exterior slab on grade.	1. Damaged roof fascia (Photo 5) 2. Exterior paint failing, cracked exterior slab on grade	1. Spalled corner at center alcove (Photos 6 and 7) 2. Exterior paint failing, cracked exterior slab on grade	Exterior paint failing, cracked exterior slab on grade.
STRUCTURAL SYSTEM	Two with brick above grade, ~10-in thick concrete basement walls, possible interior wood bearing walls, wood framed roof.	Unreinforced CMU Wall with Dimensional Wood Roof Joists.	CMU with wood roof, likely.	CMU with wood roof, likely.	Reinforced CMU walls with wood truss joists, TJIs.
STRUCTURAL SYSTEM DEFICIENCIES AND/ OR UNKNOWNS	Possible seismic/lateral limitations.	Possible seismic/ lateral limitations.	Possible seismic/ lateral limitations assuming CMU walls are unreinforced.	Possible seismic/ lateral limitations assuming CMU walls are unreinforced.	Diaphragm connection likely not adequate.

BUILDING STRUCTURAL ASSESSMENT

YEAR BUILT	1989 (1981?)	1989
ADDITIONS	5th - 1	5th - 2
AREA	18,050 sf	7,900 sf
OVERALL PHYSICAL CONDITION	✗ Generally rough condition	✓ Generally good
VISUAL DEFICIENCIES	1. Sagging interior ceilings (Photo 8) 2. Hairline cracking in CMU with missing mortar from joints and CMU/ Mortar loose in other locations (Photos 9 and 10)	1. Spalled CMU columns at entry canopy (Photo 11) 2. Temperature and shrinkage cracking in CMU
STRUCTURAL SYSTEM	Modular buildings of unknown construction (wood likely) on cast-in-place foundations (unknown sizing) suspected that the modular buildings were originally in use in Colstrip, MT.	Partial height reinforced CMU walls with CFS walls above with light gauge metal bracing, steel bar joists (long spanning), steel columns, and steel girders supporting joists, conc over metal deck mezzanine.
STRUCTURAL SYSTEM DEFICIENCIES OR UNKNOWNS	Unknown detailing	Lateral system may need upgrading.

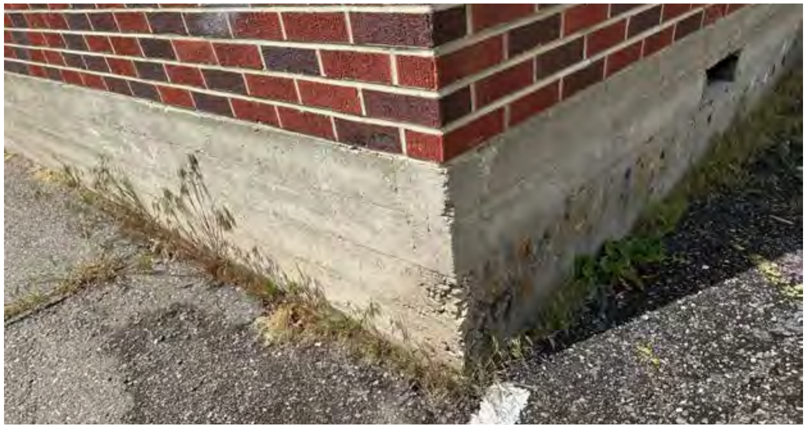


PHOTO 1

PHOTO 2

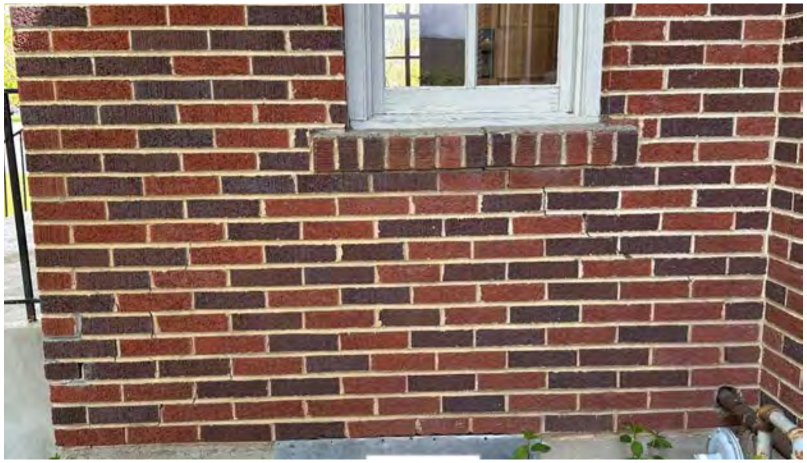


PHOTO 3

PHOTO 4

PHOTO 5

PHOTO 6

PHOTO 7

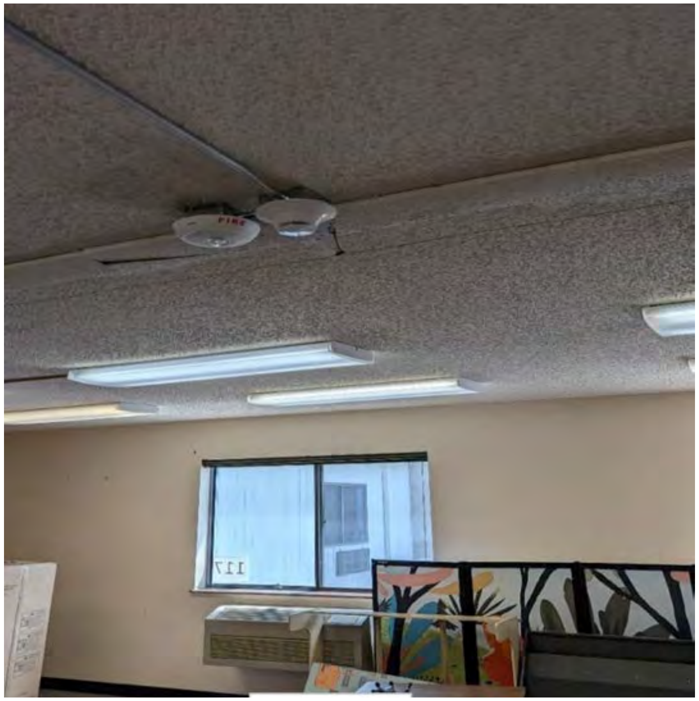


PHOTO 8

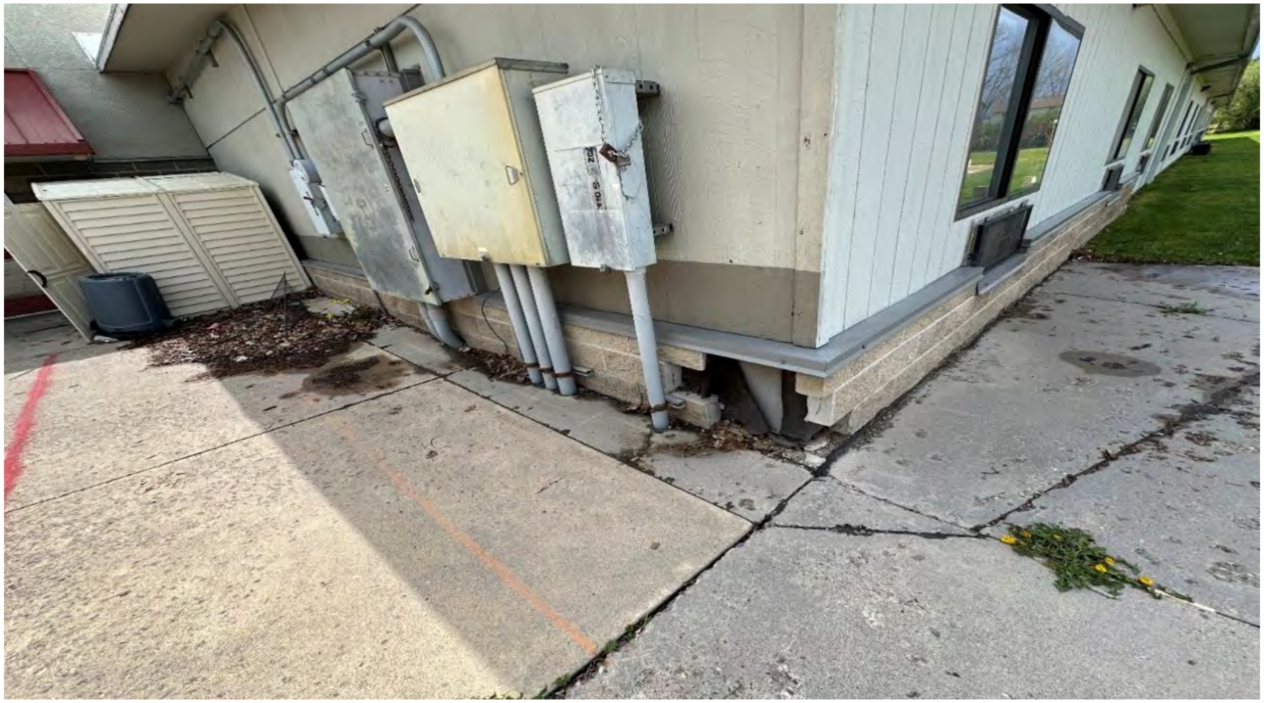


PHOTO 9

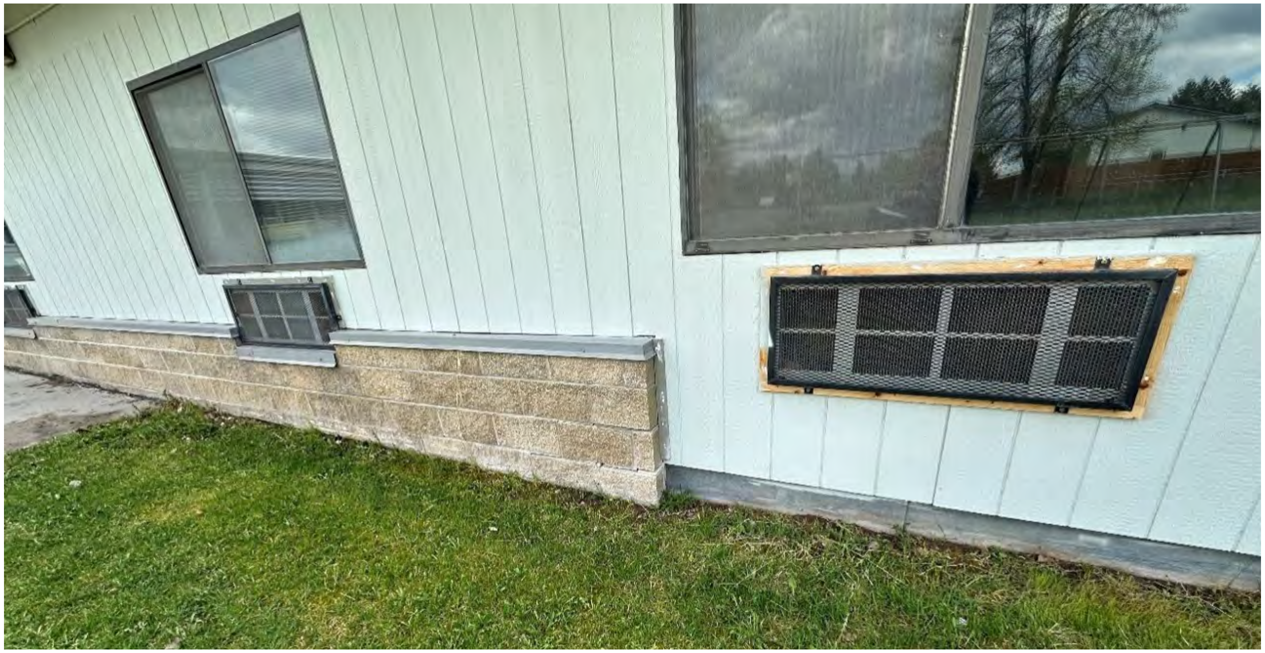


PHOTO 10

PHOTO 11

MEP ASSESSMENT	
MECHANICAL SYSTEM	❗ ❌ Multiple mechanical systems throughout main school building. Indoor gas fired AHU serving gym in good condition, no cooling. Hot water heating unit ventilators, radiators, and boiler system and associated piping serving one wing are in fair/poor condition should be replaced due to age. PTACs serving other wing in moderate condition but should be replaced due to age. System in original building in poor condition and should be replaced. Pneumatic temperature controls should be replaced w/ electronic DDC system. Some of the heating system and zone pumps are within useful life and in fair/good condition. Ventilation air is provided through approximately half of the building.
PLUMBING SYSTEM	❗ ❌ All domestic water heaters are gas fire storage type, approximately 80% efficient or less. Units serving gym and remainder of main school are in moderate condition but should be replaced due to age, 25-35 years. Water heater in original building within useful life and in good condition. Any domestic water piping that is currently not copper or PEX should be replaced. Assume most fixtures are original and should be replaced.
FIRE SPRINKLER	None

MEP ASSESSMENT	
ELECTRICAL POWER SYSTEM	❗ The panels appear to be near their expected life of 30-50 years. They appeared to be adequate for the current use but should plan for replacement. All wiring appeared to be modern type and adequate for current use.
ELECTRICAL LIGHTING SYSTEM	❗ Mostly outdated fluorescent type but in working condition. Lighting controls systems do not meet current Energy Code but are in working condition.
COMMUNICATIONS SYSTEMS	❗ Communications system, including voice and data appeared present and functional. Clock and bell system was present and appeared functional. Operational condition was not verified.
SAFETY AND SECURITY SYSTEMS	❗ Fire alarm system is older but coverage appeared adequate and system appeared functional. Should be considered for an upgrade due to limited life expectancy of these systems. This same, or very similar, type system was present in all of buildings that we evaluated, except Old Administration. Intrusion detection system was present and appeared to be functional.
CODE REVIEW	Facility lacks automatic fire sprinkler system in accordance with the requirements of IBC.

COLD
SPRING
SCHOOL

COLD SPRINGS BUILDING

The Cold Springs Building is in a location that is unlikely to be used for a future school, especially when considering other nearby MCPS properties and areas planned for residential growth. The building condition varies as there have been several additions. Renovating the portions of the building in poor condition is not financially prudent.

Key Considerations

Renovation Expenses

The expenses of renovating the building for a school or another use are not justified for MCPS when a school is not anticipated to be needed in this location.

Timeline

The tenants and recent investment in the building need to be taken into consideration when determining the timeline for implementation.

Building Issue

A structural issue was discovered in the portion of the building occupied by Missoula Child Care Advantage in November 2025 after the building assessment was completed. Due to this issue, Missoula Child Care Advantage was relocated and the portion of the building with structural issues will be demolished.

Public Concern

The neighborhood values the Cold Springs building that supports non-profits and other businesses and the surrounding open space and playground.

Recreation Area

The open space and playground is not located in a PROST Priority Parkland Investment Area.

City/County/UM Interest

Opportunity for community gym space.

Other MCPS Uses Considered

Elementary School

This property is not suitable for a future elementary school because of the property location and expenses to renovate the building.

Housing

The site has the potential for infill housing to contribute to the community's housing need.

Options Evaluated

1. Lease to non-profits and use for MCPS activity space. Maintain space for non-profits in the near term, but create a multi-year transition plan to another location.

2. Long-term land lease or sale for non-MCPS uses utilizing a proposal process to find a use aligned with MCPS and the community.

RECOMMENDATION

MAINTAIN OWNERSHIP AND MAXIMIZE LEASES
The recommendation for the Cold Springs Building is maintain ownership of the property and maximize leases of the property. Three-year leases are recommended to provide stability for tenants.

IMPLEMENTATION CONSIDERATIONS

For the properties where MCPS maintains ownership, the goal is to maximize utilization and leased space of the building. This will benefit the longevity of the building and offset maintenance costs. Tasks associated with leasing the building include evaluating lease rates so rates are aligned with the market, addressing staffing needs to provide adequate day-to-day maintenance service for tenants, and determining a long-term maintenance strategy to address deferred maintenance. See the Implementation chapter for additional details of these tasks.

DICKINSON BUILDING

DICKINSON BUILDING

The property assessment begins with a summary of the property, building, and financial assessment. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

PROPERTY ASSESSMENT

	Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the site have appropriate access and connectivity?
ASSESSMENT	✓	✗	✓	✓	✓	!
NOTES	Houses the Lifelong Learning Center (adult education) and ASP.	Lot size is 5.74 acres which is below the optimum middle school size of 10 acres.	Centrally located and within an area where residential growth is planned.	Property has the potential to be reconfigured for another use.	Property size, property location, and connectivity are conducive to many uses.	The access for the site is okay if the site were to be used as a school. The current site circulation is poor, but there's opportunity for improvement. The central location has good pedestrian, bike, and transit connectivity.

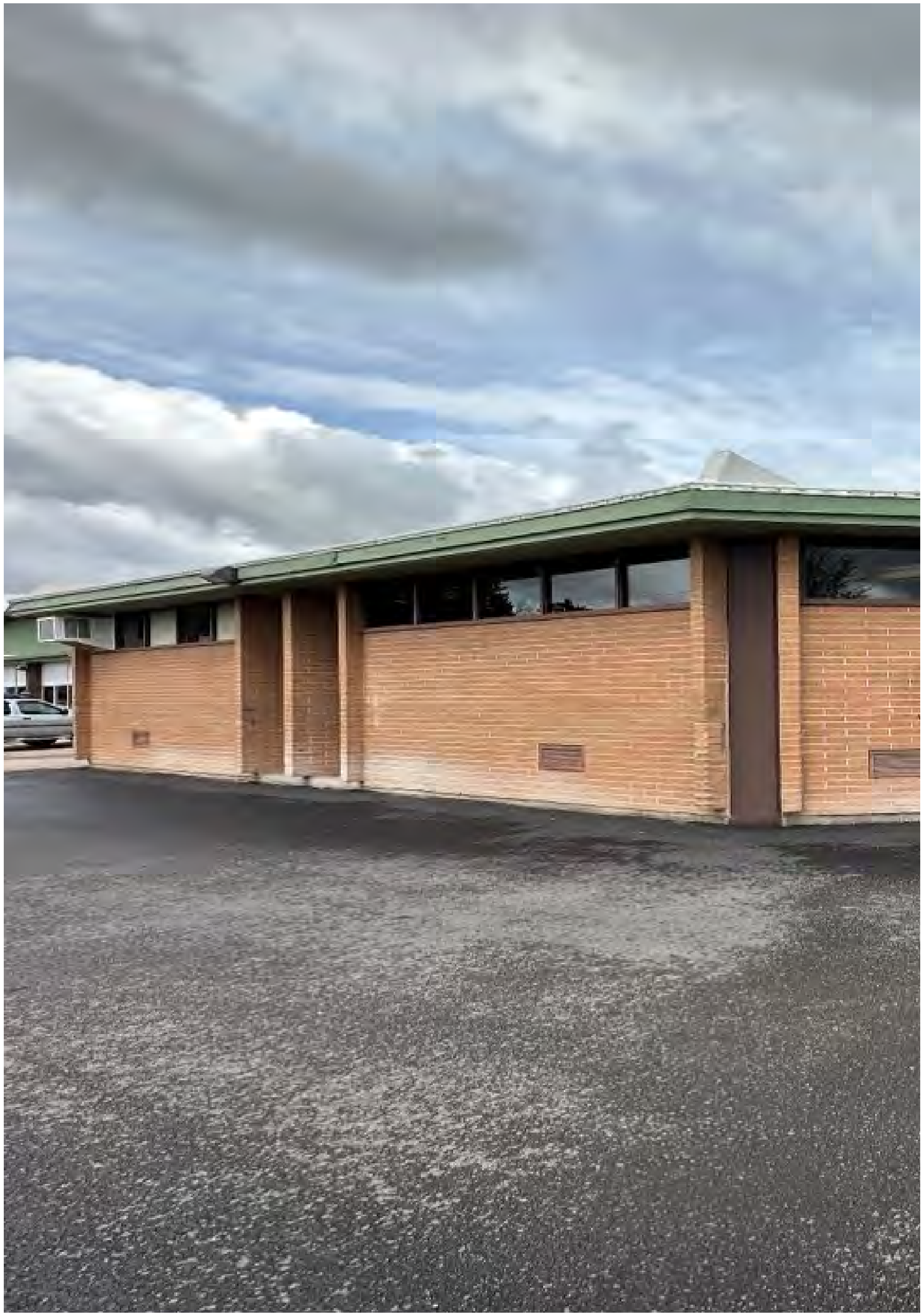
BUILDING ASSESSMENT

	What is the overall building condition?	What is the capacity of the building to be used as a school?	What is the structural building condition?	What is the mechanical building condition?	What is the plumbing building condition?	What is the electrical building condition?
ASSESSMENT	❗	❗	✔	✖	❗	✖ ❗
NOTES	Building in good condition and well maintained.		No issues identified.	Major upgrades are needed.	Fair condition. Fixtures should be replaced.	Power system need upgrades.

FINANCIAL ASSESSMENT

	What is the value of the property?	What are the minimum costs to reopen the building as a school?	What are the minimum costs to renovate the building for another use?	Has there been recent investment in the building?	Is there deferred maintenance?	Does the property generate income?	Does the income support long-term maintenance of the building?
ASSESSMENT	N/A	$4.5 million	A complete renovation would cost at least $11 million.	The Lifelong Learning Center has made improvements to many areas of the building. Most improvements have focused on interior finishes.	Structural: $15,000 (1-3 years) and $15,000* (3-5 years) Building: $2.8M roofing, fenestration, exterior cladding, abatement Mechanical and Electrical: $655,000 boiler, HVAC Total = $3,485,000	No	No
NOTES	The value of the property has not been evaluated at this time.	Mechanical and electrical systems would need updating. Roofing needs replaced. Restroom upgrades for ADA accessibility are recommended. Exterior fenestration should be replaced.	Renovation costs can vary widely based on the intended new use. Complete renovation cost would assume change of occupancy and reconfiguration of most interior spaces and systems.	Some of the investments made with Adult Education funds include: updated electrical to accommodate classroom needs; updated network, phone and PA system; plumbing repair; updated some lighting; asbestos removal: carpet and laminate flooring; repaired and refinished gym and fitness room floor; paint in most of the building interior spaces; classroom remodels to multi-use spaces; exhaust fans for multiple rooms; security system and cameras; installation of Wifi; AC units in most rooms; remodeled front office; parking lot drainage; ADA parking upgrades; expanded parking lot.	*Destructive investigation and assessment required to determine extents of upgrades. Upgrades estimated at $3/sf.	The Lifelong Learning Center does not lease the building from MCPS. While the program generates income, that income stays within the program and the building and property do not generate income.	Montana Code 20-9-502 determines the annual amount a district can budget as the school's major maintenance amount. A prorated amount to spend on the building based on MCPS's entitlement would be less than $1,000/year. MCPS can permissive levy the costs of maintenance and other obligations for operations as well as use building reserve or general fund dollars.

PROPERTY INFORMATION	
PROPERTY GEOCODE	04-2200-20-3-29-05-0000
PROPERTY ADDRESS	310 S Curtis Street 59801
PROPERTY AREA	5.74 acres
EXISTING STRUCTURES	Former elementary school
EXISTING USES	Lifelong Learning Center (adult education)
ADJACENT USES	Residential to north and west, commercial to the south, vacant to the east
ADDITIONAL PROPERTY INFORMATION	Additions in 1966, Closed as an elementary school in 1999. Opened as Adult Ed in 2000
NUMBER OF PARCELS	1



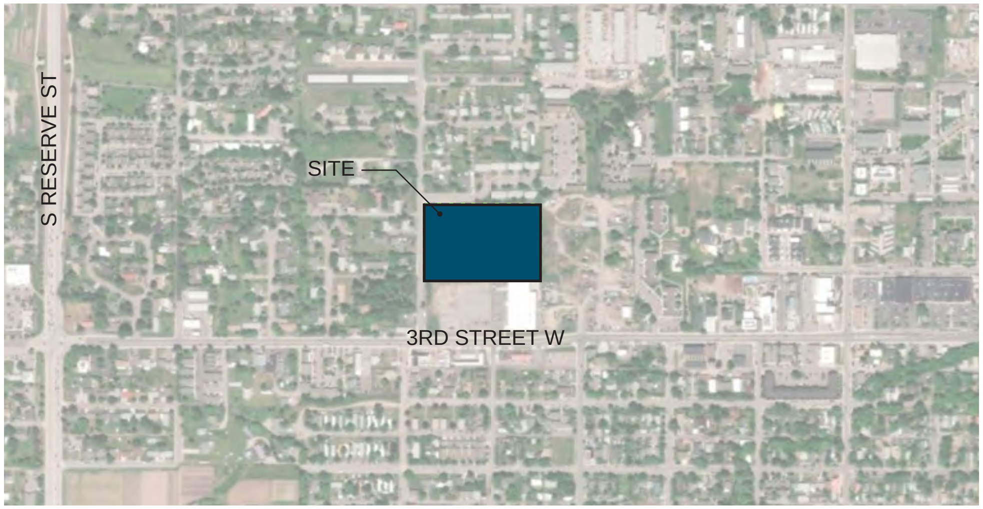


FIGURE 3.1: LOCATION MAP

REGULATORY ASSESSMENT

JURISDICTION	City of Missoula
GROWTH POLICY/ LAND USE PLAN	Our Missoula 2045 Land Use Plan
LAND USE DESIGNATION/PLACE TYPE	Place Type is Urban Mixed-Use Low. These areas have an urban residential feel, interspersed with a mix of commercial and cottage industrial uses. Typical parcel size is 6,000-8,000 sf.
ZONING	The property is zoned Urban Mixed-Use - Neighborhood 1 (U-MU1). This district supports compact, walkable, and transit-supportive development with low to high intensities of housing, employment, and commercial services.

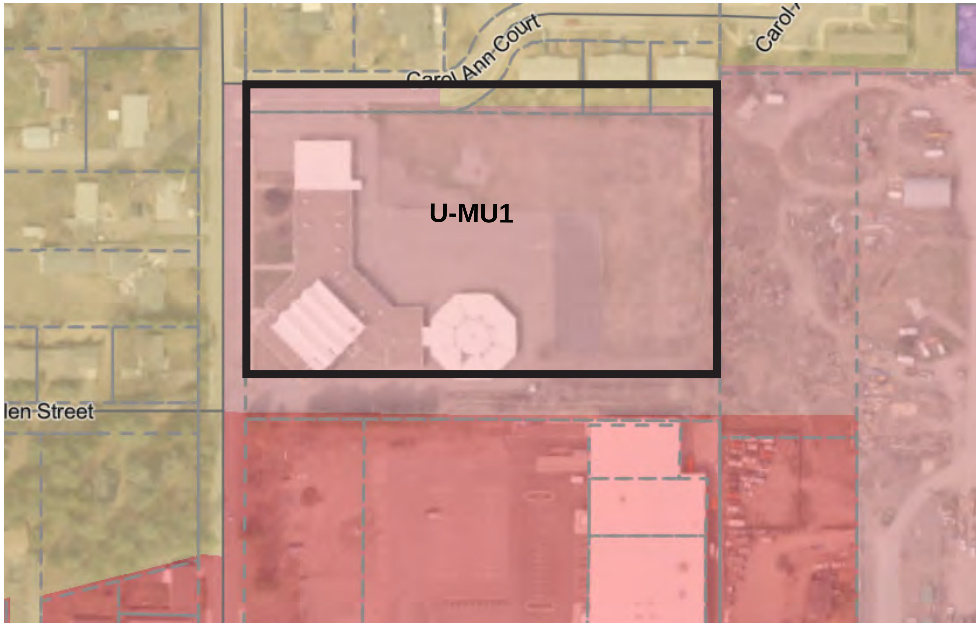

Carol Ann Court
Carol
U-MU1
len Street

FIGURE 3.2: CITY ZONING MAP

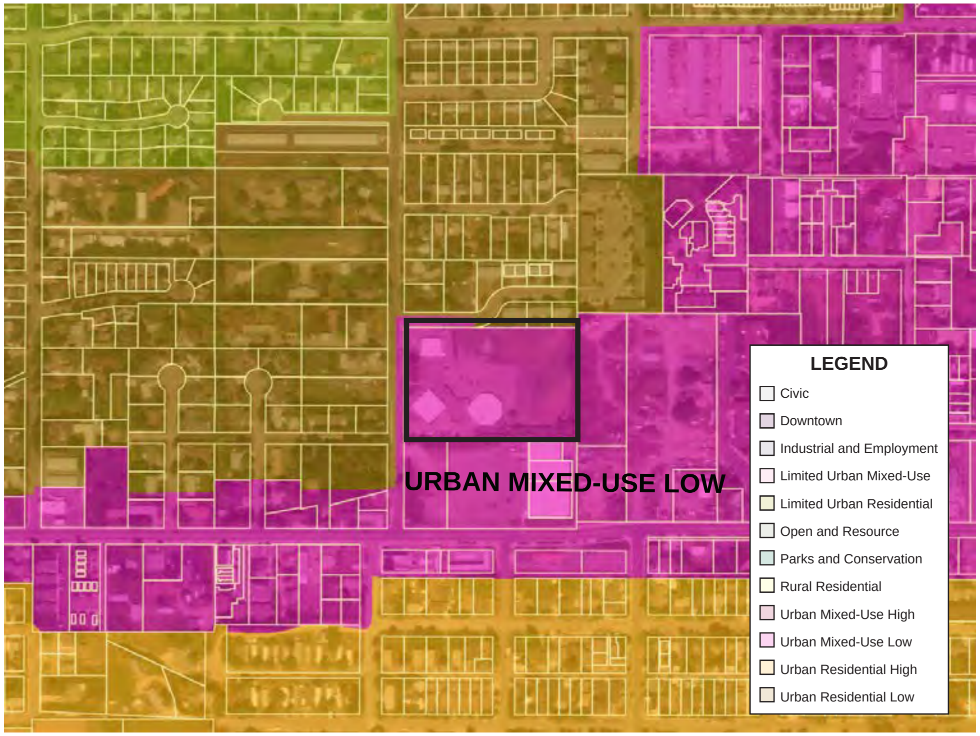

URBAN MIXED-USE LOW
LEGEND
☐ Civic
☐ Downtown
☐ Industrial and Employment
☐ Limited Urban Mixed-Use
☐ Limited Urban Residential
☐ Open and Resource
☐ Parks and Conservation
☐ Rural Residential
☐ Urban Mixed-Use High
☐ Urban Mixed-Use Low
☐ Urban Residential High
☐ Urban Residential Low

FIGURE 3.3: LAND USE PLAN MAP

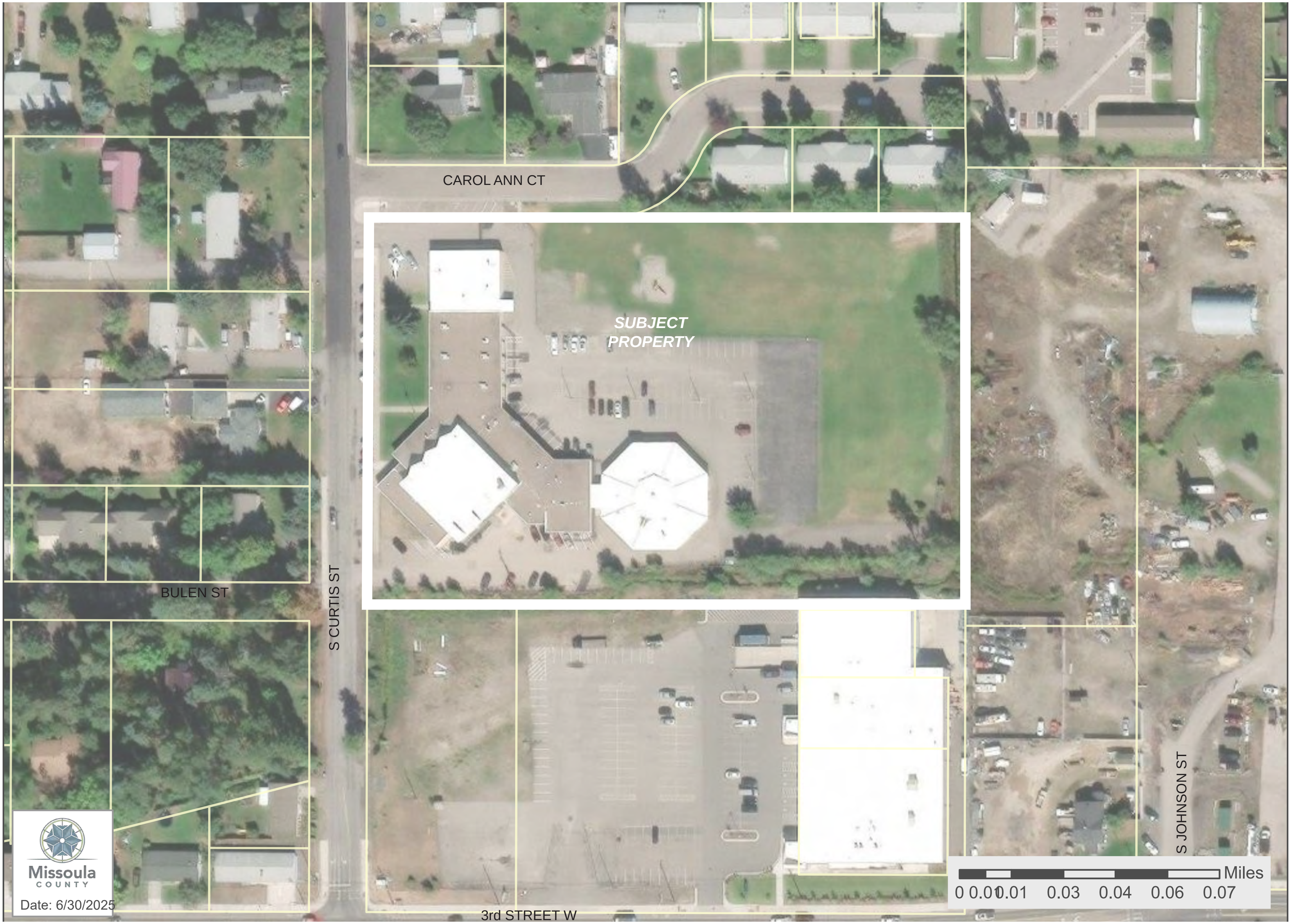

CAROL ANN CT
SUBJECT PROPERTY
BULEN ST
S CURTIS ST
S JOHNSON ST
3rd STREET W
Miles
0 0.01 0.01 0.03 0.04 0.06 0.07
Missoula COUNTY
Date: 6/30/2025

FIGURE 3.4: SITE MAP

TRANSPORTATION ASSESSMENT

ACCESS	Two access points on S Curtis Street
ACCESS CONTROL / PERMITS	MDT Route, access not controlled
TRAFFIC VOLUME	2023 Annual Average Daily Traffic = 13,945 vehicles on 3rd Street.
TRANSIT	Bus stop located on 3rd Street about a half block from property.
BIKE AND PEDESTRIAN AMENITIES	Sidewalks along S Curtis Street and Carol Ann Court, bike lanes on 3rd Street.
PARKING	Approximately 140 parking spaces and and 24 angled parking spaces along S Curtis Street.
PLANNED PROJECTS	• Curtis Street complete street • Johnson Street shared-use path connection • Johnson Street extension and complete street • Schilling neighborhood greenway

UTILITY ASSESSMENT

SEWER	Existing City sewer mains in Carol Ann Court and S Curtis Street. Capacity and planned updates not reviewed.
WATER	Existing City mains in Carol Ann Court and S Curtis Street. Non-lead water service to property. Capacity and planned updates not reviewed.
STORMWATER	Appears there are two dry wells on property. There is City storm drywalls to north of site along Carol Ann Court.
POWER	Overhead power lines along S Curtis Street.
IRRIGATION DITCHES	Irrigation ditch located along eastern and southern property lines.

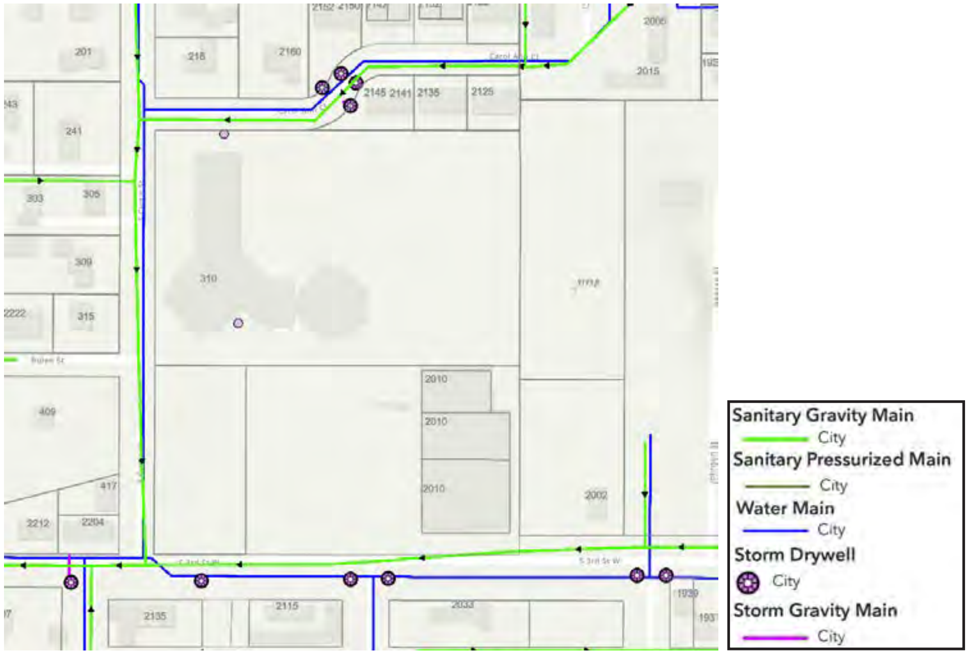


FIGURE 3.5: PUBLIC UTILITIES MAP

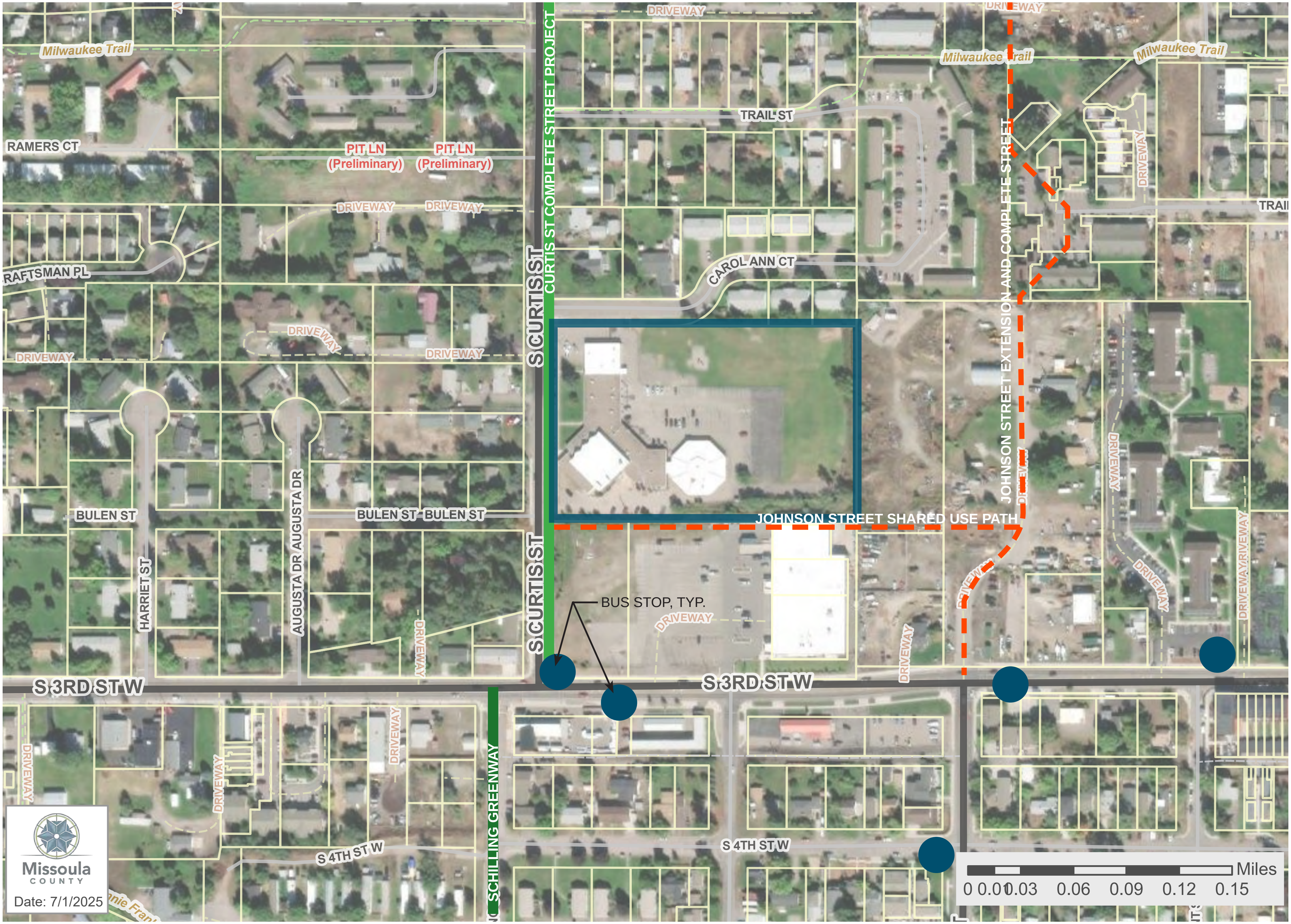

Milwaukee Trail
Milwaukee Trail
Milwaukee Trail
DRIVEWAY
RAMERS CT
PIT LN (Preliminary)
PIT LN (Preliminary)
DRIVEWAY
DRIVEWAY
TRAIL ST
TRAIL
CAROL ANN CT
CRAFTSMAN PL
S CURTIS ST
CURTIS ST COMPLETE STREET PROJECT
JOHNSON STREET EXTENSION AND COMPLETE STREET
DRIVEWAY
BULEN ST
BULEN ST
BULEN ST
HARRIET ST
AUGUSTA DR
AUGUSTA DR
JOHNSON STREET SHARED USE PATH
BUS STOP, TYP.
S 3RD ST W
S 3RD ST W
S 4TH ST W
S 4TH ST W
SCHILLING GREENWAY
Missoula COUNTY
Date: 7/1/2025
Miles
0 0.01 0.03 0.06 0.09 0.12 0.15

FIGURE 3.6: TRANSPORTATION CONNECTIVITY & PLANNED TRANSPORTATION PROJECTS

BUILDING ASSESSMENT

SIZE	43,800 sf
YEAR BUILT	Original School: 1960
ADDITIONS	Addition 1: 1966
PHYSICAL CONDITION	✓ Overall school is in good condition. The school and systems have been well maintained.
FUNCTIONALITY	The Lifelong Learning Center currently operates in the facility. All spaces are occupied by this organization.
LIMITATIONS	Parking is limited and vehicular traffic flows are not ideally laid out for a school. Parking location and capacity limit functionality of this site.

BUILDING STRUCTURAL ASSESSMENT

YEAR BUILT	1960	1966
ADDITIONS	Original	First and second (opposite ends of the building)
AREA	28,800 sf	4,600 sf, 9,650 sf
OVERALL PHYSICAL CONDITION	Generally Good ✓	Generally Good ✓
VISUAL DEFICIENCIES	None noted at interior of building Exterior damage: 1. Some poor drainage near the entrance 2. Missing/damaged mortar in exterior bricks (Photos 3, 7, and 8) 3. Moldy, discolored brick (Photos 1, 2, 4, and 5) 4. Damaged roof fascia (Photo 6)	
STRUCTURAL SYSTEM	Cast in Place foundation with exterior precast columns, interior steel pipe columns, long span glulam beam with dimensional lumber joist roof. Unreinforced single wythe brick wall lateral system. Gym - Folded plate wood roof.	Cast in Place foundation with exterior precast columns, interior HSS steel columns, brick wall lateral system, glulam beams with wood structural panels (sim to folded plate roof).
STRUCTURAL SYSTEM DEFICIENCIES AND UNKNOWNS	Lateral system, folded plate wood roof.	Lateral system, roof system.

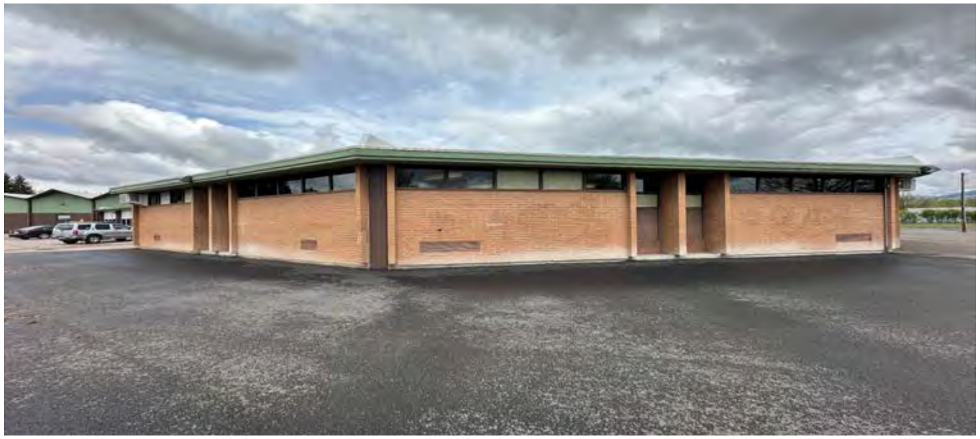


PHOTO 1

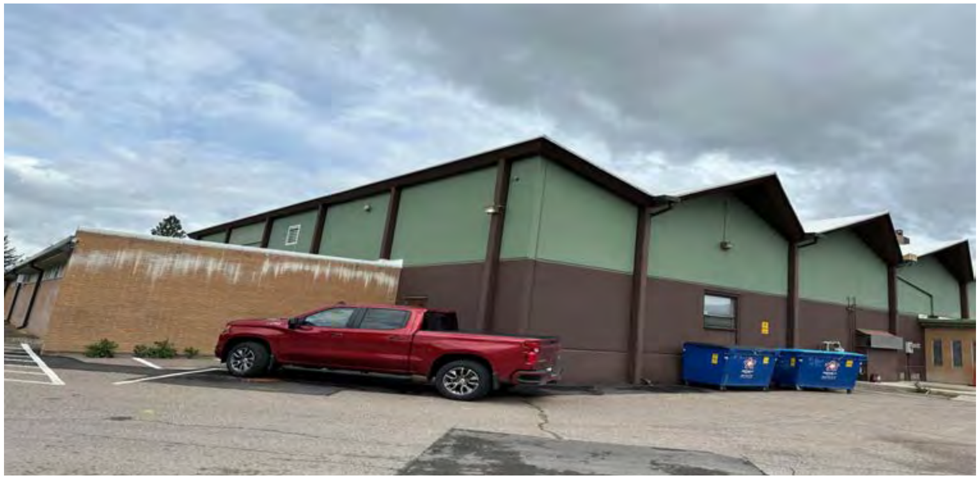


PHOTO 2

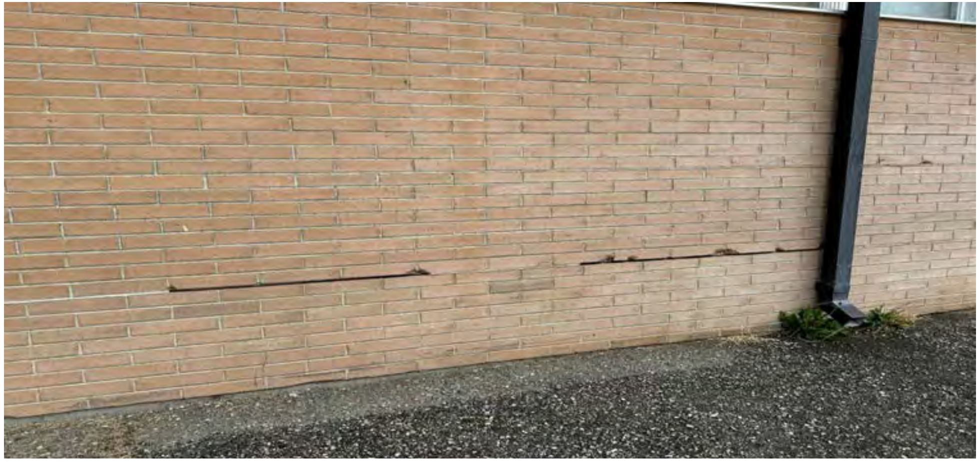


PHOTO 3

PHOTO 4

PHOTO 5

PHOTO 8

PHOTO 6

PHOTO 7

MEP ASSESSMENT	
MECHANICAL SYSTEM	❌ Combination of packaged Roof Top Units, unit ventilators, split systems, and heating hot water boiler system. Hot water heating system (boilers, pumps, piping, etc.) is in fair/poor condition and should be replaced due to age. All roof top units are in fair/poor condition, utilizing old phased out R-22 refrigerant and should be replaced due to age and condition. Split systems range in age and condition. Some are only a few years old and are in good condition. Any that are older than 15 years should be replaced. Ventilation air is provided through approximately 65% of the building.
PLUMBING SYSTEM	❗ Storage type gas fired water heaters are and fair condition but are beyond their useful life and should be replaced. Domestic water piping appears to all be copper and fair condition. Assume most fixtures are original and should be replaced.
FIRE SPRINKLER	None
CODE REVIEW	❗ The facility as adequate exiting but lacks a code-approved automatic fire sprinkler system.

MEP ASSESSMENT	
ELECTRICAL POWER SYSTEM	❌ The panels appear to be original to the 1960's construction. These should all be replaced because they are well past their 30-50 year expected life. The utility owned transformers are located in a vault in the basement. This type of installation was common when the building was constructed but these should be replaced with a pad mounted unit outside the building. All wiring appeared to be modern type and adequate for current use. Materials and installation appear to be high quality.
ELECTRICAL LIGHTING SYSTEM	❗ Mostly outdated fluorescent type but in working condition. Some new LED type fixtures. Lighting controls systems do not meet current Energy Code but are in working condition.
COMMUNICATIONS SYSTEMS	❗ Communications system, including voice and data appeared present and functional. Clock and bell system was present but condition unknown. It looks old. This same, or very similar, type system type was present in all of the buildings that we evaluated, except Old Administration.
SAFETY AND SECURITY SYSTEMS	❗ Fire alarm system is older but coverage appeared adequate and system appeared functional. Should be considered for an upgrade due to limited life expectancy of these systems. This same, or very similar, type system was present in all of buildings that we evaluated. Intrusion detection system was present and appeared to be functional.

Dial 9
PLEASE LIMIT PHONE CALLS TO 3 MINUTES

DICKINSON BUILDING

The Dickinson Building is centrally located with the potential for the site to be redeveloped to accommodate a multi-story building with improved site circulation. This property provides flexibility for MCPS to meet future needs.

Key Considerations

Location

The central location of this property makes it ideal for an alternative instructional space that could be used by the entire community.

Investment

While there is deferred maintenance, both the Lifelong Learning Center and MCPS have invested in the property and the Lifelong Learning Center is a popular community amenity.

Recreation Area

The open space and playground is located in a PROST Priority Parkland Investment Area and park area is needed in the neighborhood.

City/County/UM Interest

Opportunity for collaboration and partnership in programming.

Other MCPS Uses Considered

Middle School

The three MCPS middle schools are located in the central and southern portions of the community and there is a desire for a middle school to be located in a more northern location. Acquiring a property located in or near the Northside neighborhood for a future middle school would be more effective as this property is still centrally located within the community. Additionally, the property is below the optimum size for a middle school.

Options Evaluated

1 Maintain building for adult education program.

RECOMMENDATION

MAINTAIN OWNERSHIP FOR USE BY ADULT EDUCATION PROGRAM
The recommendation for the Dickinson Building is to maintain MCPS ownership and for continued utilization of the building for the Lifelong Learning Center.

IMPLEMENTATION CONSIDERATIONS

A long-term maintenance schedule should be determined to address deferred maintenance and keep the building in good condition.
The redevelopment potential of this site with a multi-story building and reorganized parking and circulation should be kept in mind as investments in deferred maintenance are made.

This property has the potential to fulfill future MCPS community priorities as they develop and become more clear.

DUNCAN FIELD

DUNCAN DRIVE PROPERTY

DUNCAN DRIVE PROPERTY

The property assessment begins with a summary of the property assessment and financial assessment. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

PROPERTY ASSESSMENT

	Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the property have appropriate access and connectivity?
ASSESSMENT	!	✓	✗	!	✗	✗
NOTES	There is a partnership with Garden City Harvest to provide agricultural education to MCPS students.	The property is large enough to support a school.	The property is located in an area with low planned residential growth so additional instructional space is not anticipated to be needed in this location.	The property is large enough to support an alternative instructional space, but the location may not be ideal because it is not centrally located.	None have been identified.	The property has good access, but it has limited bike, pedestrian, and transit connectivity. It is located on the northern edge of the community limiting access to the entire community.

FINANCIAL ASSESSMENT

	What is the value of the property?*	Has there been recent investment in the property?	Is there deferred maintenance?	Does the property generate income?
ASSESSMENT	$3.68 million to $4.25 million	No	No	$1/year
NOTES	*Based on BOV provided by SterlingCRE Advisors.	Garden City Harvest has made ongoing investment into the property to maintain a working farm.		The property is leased to the City of Missoula and sub-leased to Garden City Harvest.

PROPERTY INFORMATION	
PROPERTY GEOCODE	04-2200-11-3-05-17-0000
PROPERTY ADDRESS	3010 Duncan Drive 59802
PROPERTY AREA	13 acres
EXISTING STRUCTURES	1 straw bale barn, 1 greenhouse, 2 hoop houses, chicken coop, pig pen, orchard, parking lot, play area.
EXISTING USES	PEAS Farm/Garden City Harvest, soccer field
ADJACENT USES	Residential to north, south, east, and west; open space to the east.
EXISTING LEASES	Currently leased to the City of Missoula for 40 years. January 01, 2015-December 31, 2054 for $1.00 per year.
ADDITIONAL PROPERTY INFORMATION	City of Missoula sub-leases property to PEAS Farm.
NUMBER OF PARCELS	1

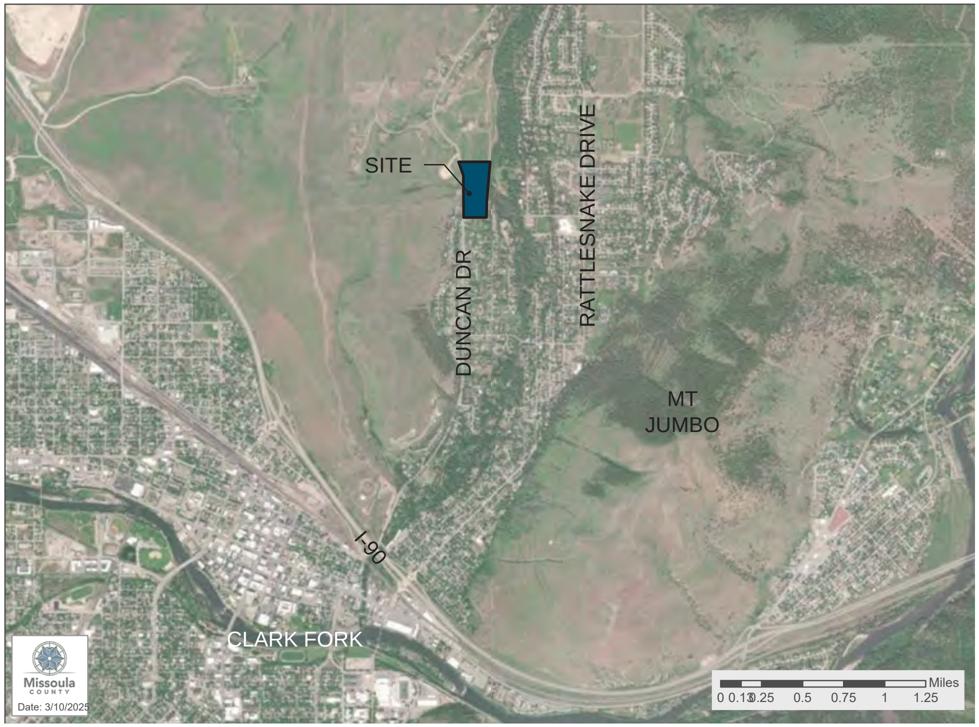
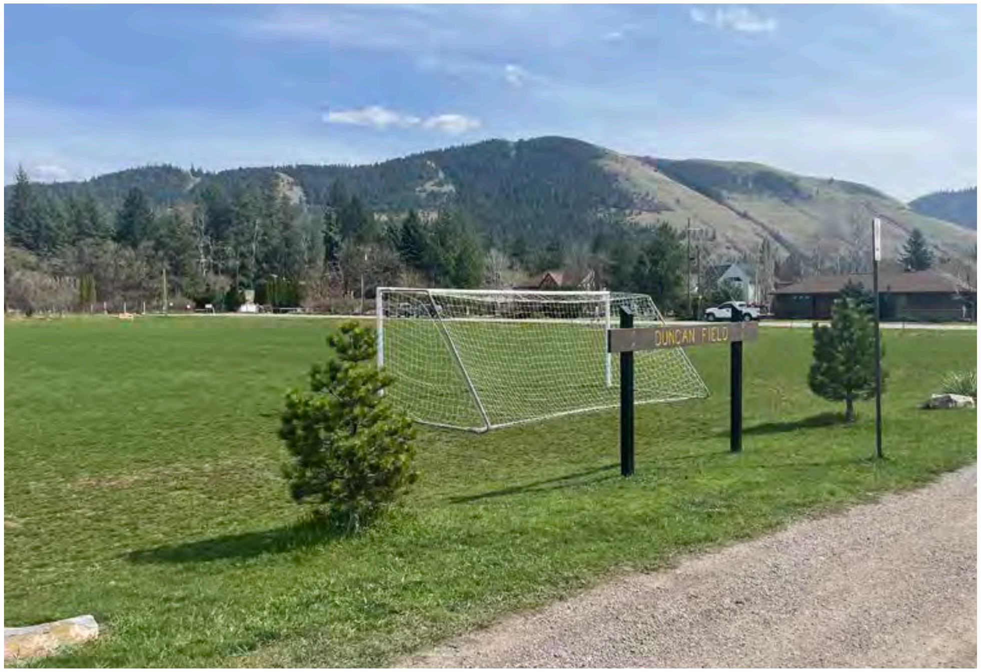

SITE
DUNCAN DR
RATTLESNAKE DRIVE
MT JUMBO
I-90
CLARK FORK
Missoula COUNTY
Date: 3/10/2025
0 0.13 0.25 0.5 0.75 1 1.25 Miles

FIGURE 4.1: LOCATION MAP

REGULATORY ASSESSMENT

JURISDICTION	City of Missoula
GROWTH POLICY/ LAND USE PLAN	Our Missoula 2045 Land Use Plan
LAND USE DESIGNATION/PLACE TYPE	Rural Residential. Rural, pastoral neighborhoods that are primarily residential with some remaining working and agricultural lands located on the outskirts of the City, often near areas of environmental constraints or hazards. A typical parcel would allow up to 2 units.
ZONING	The property is zoned Rural Residential (R-R1). Development patterns in this district are predominantly car dependent. Parcels often have multiple structures that typically have large setbacks from public roads.


DUNCAN FIELD

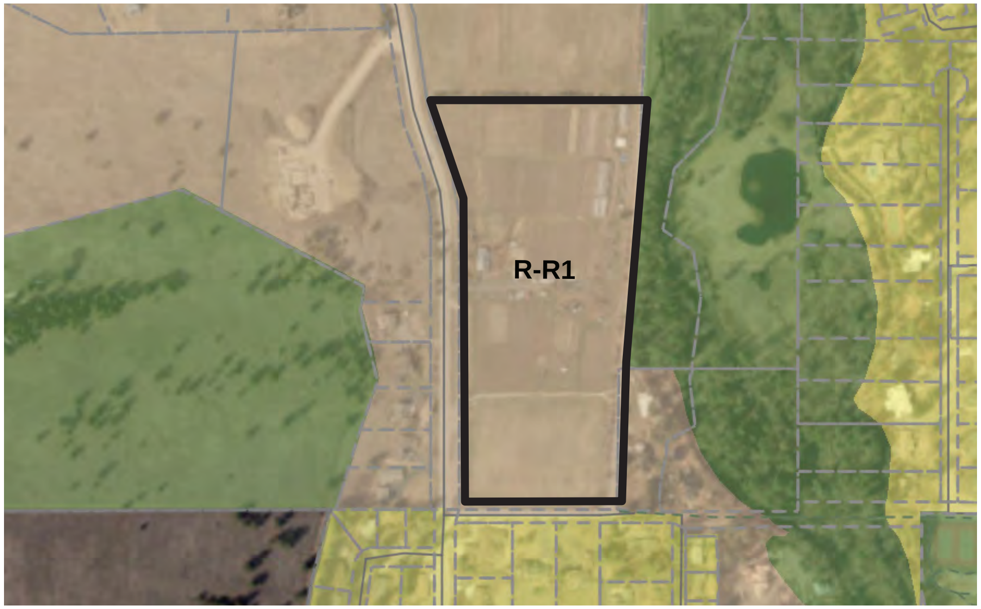


FIGURE 4.2: CITY ZONING MAP

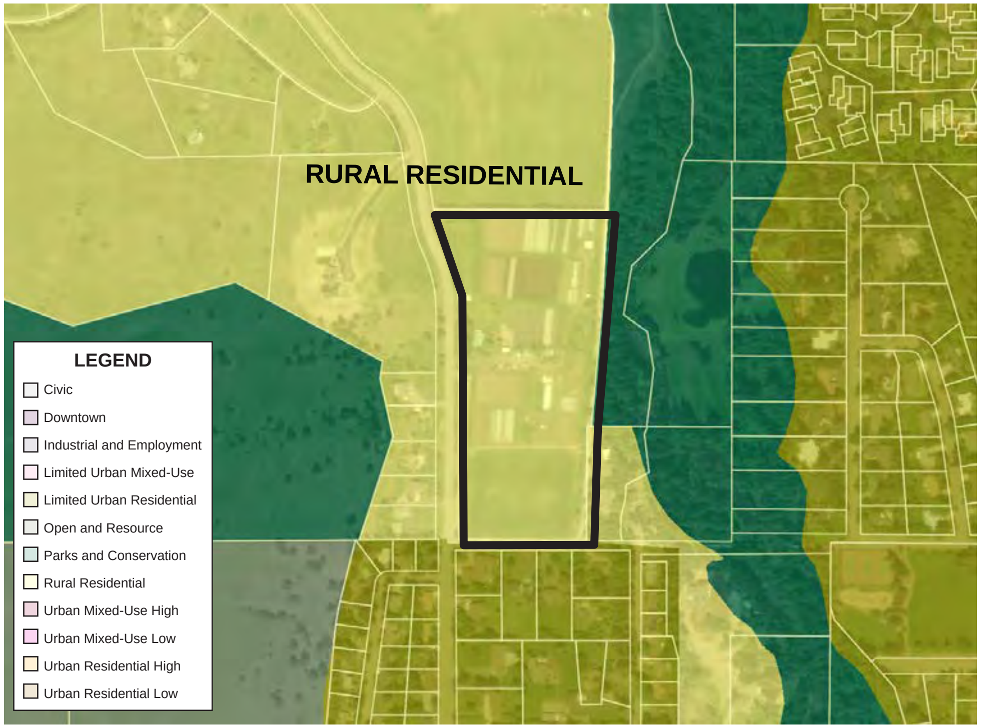

RURAL RESIDENTIAL
LEGEND
Civic
Downtown
Industrial and Employment
Limited Urban Mixed-Use
Limited Urban Residential
Open and Resource
Parks and Conservation
Rural Residential
Urban Mixed-Use High
Urban Mixed-Use Low
Urban Residential High
Urban Residential Low

FIGURE 4.3: LAND USE PLAN MAP

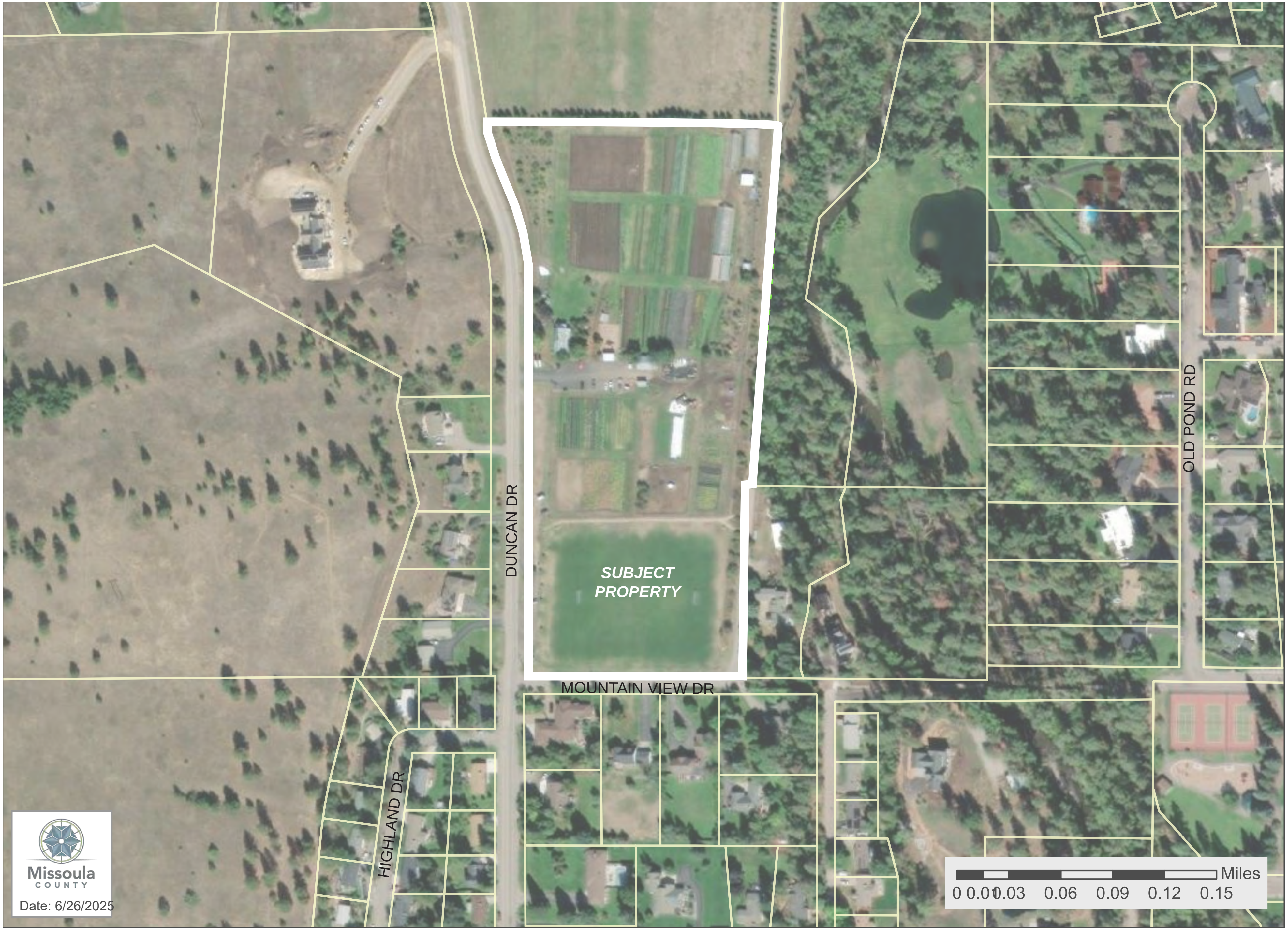

SUBJECT PROPERTY
DUNCAN DR
MOUNTAIN VIEW DR
HIGHLAND DR
OLD POND RD
Miles
0 0.01 0.03 0.06 0.09 0.12 0.15
Missoula COUNTY
Date: 6/26/2025

FIGURE 4.4: SITE MAP

TRANSPORTATION ASSESSMENT

ACCESS	Accessed off driveway from Duncan Drive, a 2-lane asphalt major collector.
ACCESS CONTROL / PERMITS	This is not an MDT route.
TRANSIT	Bus stop at Rattlesnake Drive and Cummins Way, about 0.5 miles away.
BIKE AND PEDESTRIAN AMENITIES	There are no sidewalks or bike lanes near the property.
PARKING	Approximately 35 spaces in paved parking lot, adjacent to the soccer fields.
PLANNED PROJECTS	• Rattlesnake Drive complete street (create complete street with bicycle, pedestrian, transit, and streetscape improvements) • Mountain View Drive multimodal improvements (create safe and accessible route across bridge to Rattlesnake Elementary School)

UTILITY ASSESSMENT

SEWER	Existing City main within Duncan Drive
WATER	Existing City mains within Duncan Drive, Mountain View Drive, and crossing property.
STORMWATER	Storm dry well in adjacent property to east. Appears there is currently no storm management on property.
POWER	Overhead power lines along Duncan Drive.

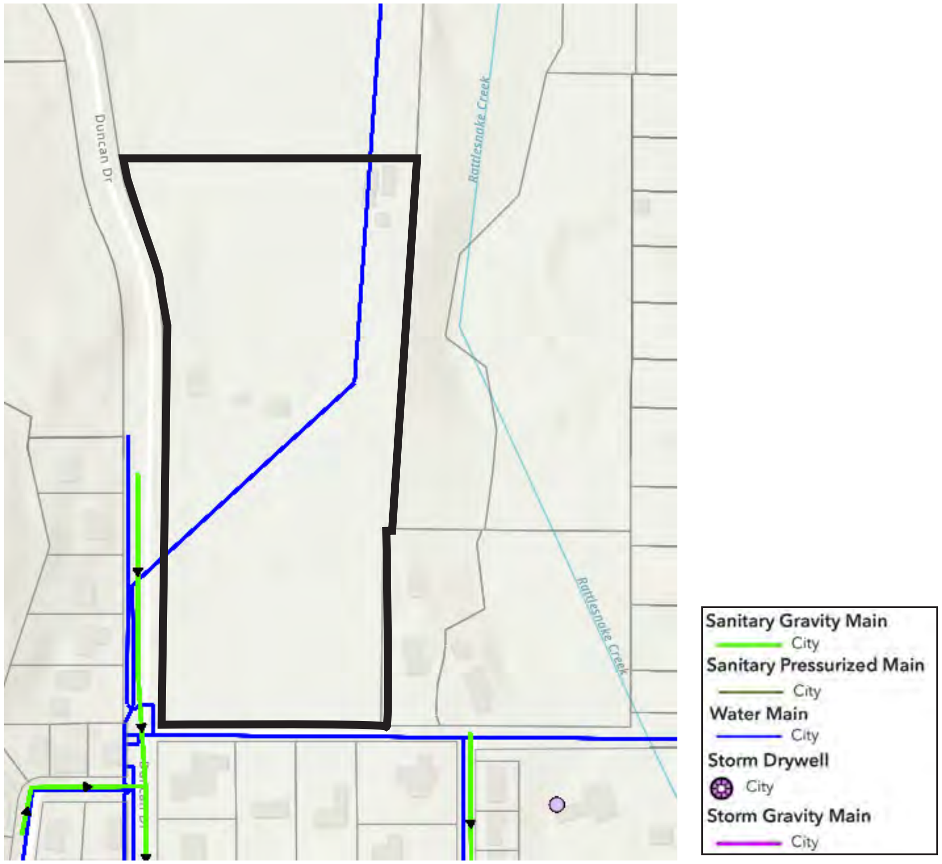

Duncan Dr
Rattlesnake Creek
Rattlesnake Creek
Sanitary Gravity Main
City
Sanitary Pressurized Main
City
Water Main
City
Storm Drywell
City
Storm Gravity Main
City

FIGURE 4.5: PUBLIC UTILITIES MAP

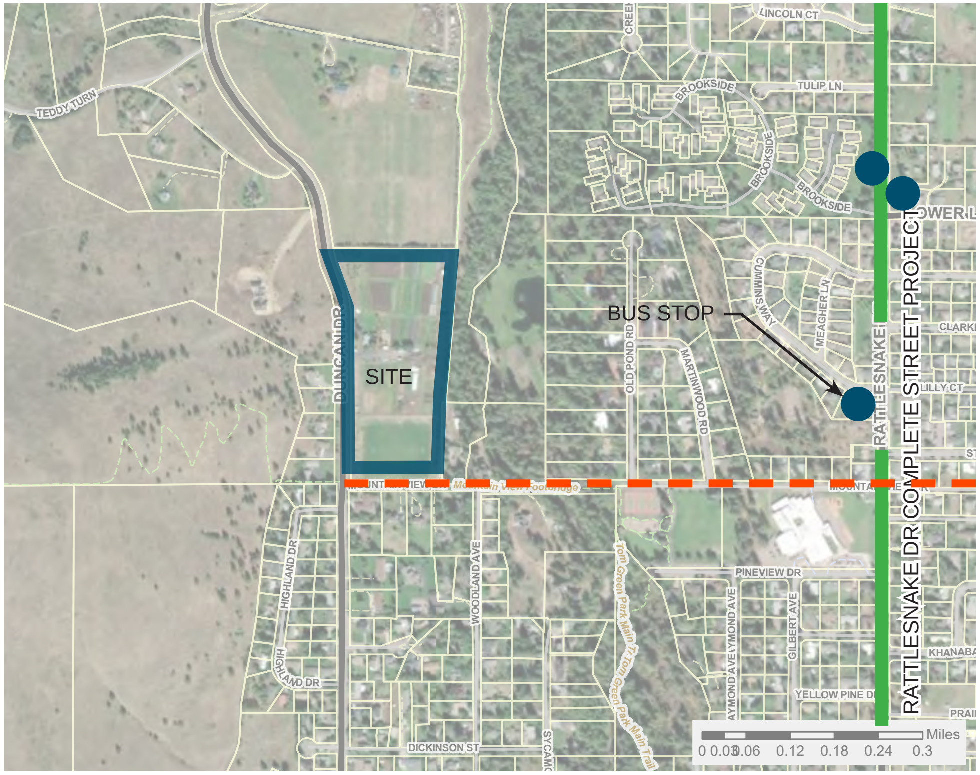

SITE
BUS STOP
RATTLESNAKE DR COMPLETE STREET PROJECT
RATTLESNAKE
DUNCAN DR
TEDDY TURN
LINCOLN CT
TULIP LN
BROOKSIDE
CUMMINS WAY
MEAGHER LN
CLARK
LILLY CT
OLD POND RD
MARTINWOOD RD
Mountain View Footbridge
PINEVIEW DR
HIGHLAND DR
WOODLAND AVE
Tom Green Park Main Trail
RAYMOND AVE
GILBERT AVE
KHANABAD
YELLOW PINE DR
DICKINSON ST
SYCAMORE
Miles
0 0.03 0.06 0.12 0.18 0.24 0.3

FIGURE 4.6: TRANSPORTATION MAP

DUNCAN DRIVE PROPERTY

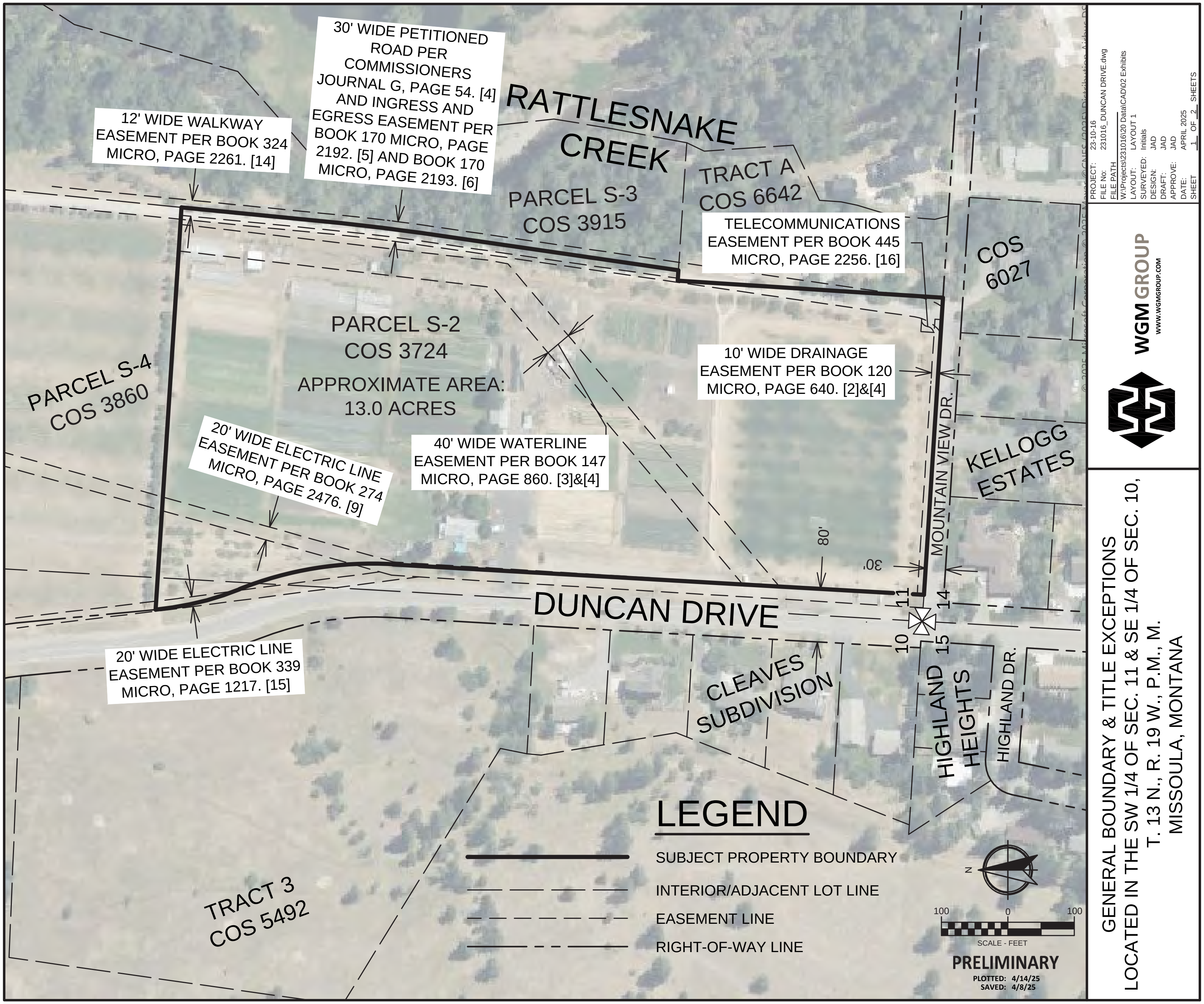

30' WIDE PETITIONED ROAD PER COMMISSIONERS JOURNAL G, PAGE 54. [4] AND INGRESS AND EGRESS EASEMENT PER BOOK 170 MICRO, PAGE 2192. [5] AND BOOK 170 MICRO, PAGE 2193. [6]
12' WIDE WALKWAY EASEMENT PER BOOK 324 MICRO, PAGE 2261. [14]
RATTLESNAKE CREEK
PARCEL S-3
COS 3915
TRACT A
COS 6642
TELECOMMUNICATIONS EASEMENT PER BOOK 445 MICRO, PAGE 2256. [16]
COS 6027
PARCEL S-2
COS 3724
APPROXIMATE AREA: 13.0 ACRES
PARCEL S-4
COS 3860
10' WIDE DRAINAGE EASEMENT PER BOOK 120 MICRO, PAGE 640. [2]&[4]
MOUNTAIN VIEW DR.
KELLOGG ESTATES
20' WIDE ELECTRIC LINE EASEMENT PER BOOK 274 MICRO, PAGE 2476. [9]
40' WIDE WATERLINE EASEMENT PER BOOK 147 MICRO, PAGE 860. [3]&[4]
80'
30'
11
14
10
15
DUNCAN DRIVE
20' WIDE ELECTRIC LINE EASEMENT PER BOOK 339 MICRO, PAGE 1217. [15]
CLEAVES SUBDIVISION
HIGHLAND HEIGHTS
HIGHLAND DR.
TRACT 3
COS 5492
LEGEND
SUBJECT PROPERTY BOUNDARY
INTERIOR/ADJACENT LOT LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
N
100
0
100
SCALE - FEET
PRELIMINARY
PLOTTED: 4/14/25
SAVED: 4/8/25
© 2025 Microsoft Corporation © 2025 Maxar ©CNES (2025) Distribution Airbus DS
PROJECT: 23-10-16
FILE No: 231016_DUNCAN DRIVE.dwg
FILE PATH
W:\Projects\231016\20 Data\CAD\02 Exhibits
LAYOUT: LAYOUT 1
SURVEYED: Initials
DESIGN: JAD
DRAFT: JAD
APPROVE: JAD
DATE: APRIL 2025
SHEET 1 OF 2 SHEETS
WGM GROUP
WWW.WGMGROUP.COM
GENERAL BOUNDARY & TITLE EXCEPTIONS
LOCATED IN THE SW 1/4 OF SEC. 11 & SE 1/4 OF SEC. 10,
T. 13 N., R. 19 W., P.M., M.
MISSOULA, MONTANA

FIGURE 4.7: TITLE EXCEPTIONS MAP

SUBIDIVISION GUARANTEE NO. 08020710 EXCEPTIONS*****

[1], [8], [10]-[13] AND [17] THESE ITEMS ARE STANDARD TITLE POLICY EXCEPTIONS OR ARE NOT LAND SURVEY MATTERS, AND ARE NOT LOCATABLE (BLANKET IN NATURE).

[2] A 10' WIDE DRAINAGE EASEMENT GRANTED TO MISSOULA COUNTY PER BOOK 120 MICRO, PAGE 640. PLOTTED HEREON.

[3] A 40' WIDE WATERLINE EASEMENT GRANTED TO MOUNTAIN WATER COMPANY PER BOOK 147 MICRO, PAGE 860. PLOTTED HEREON.

[4] EASEMENTS AS SHOWN ON CERTIFICATE OF SURVEY NO. 3012 AND 3553 AND 3724. 10' WIDE DRAINAGE EASEMENT; 40' WIDE WATERLINE EASEMENT; AND 30' WIDE PETITIONED ROAD PLOTTED HEREON.

[5] INGRESS AND EGRESS EASEMENT GRANTED TO PETERS PER BOOK 170 MICRO, PAGE 2192. PLOTTED HEREON.

[6] INGRESS AND EGRESS EASEMENT GRANTED TO ASHMORE PER BOOK 170 MICRO, PAGE 2193. PLOTTED HEREON.

[7] INGRESS AND EGRESS EASEMENT GRANTED TO MOUNTAIN WATER COMPANY OVER EXISTING ROAD AND TRAILS WITHIN THE W1/2 OF SECTION 11 LYING WESTERLY OF RATTLESNAKE CREEK PER BOOK BOOK 177 MICRO, PAGE 2534. BLANKET IN NATURE, NOT PLOTTED HEREON.

[9] A 20' WIDE ELECTRICAL LINE EASEMENT GRANTED TO THE MONTANA POWER COMPANY PER BOOK 274 MICRO, PAGE 2476. PLOTTED HEREON.

[14] A 12' WIDE WALKWAY EASEMENT GRANTED TO THE CITY OF MISSOULA PER BOOK 324 MICRO, PAGE 2261. PLOTTED HEREON.

[15] A 15' WIDE OVERHEAD ELECTRIC LINE EASEMENT GRANTED TO THE MONTANA POWER COMPANY PER BOOK 339 MICRO, PAGE 1217. PLOTTED HEREON.

[16] A TELECOMMUNICATIONS FACILITIES EASEMENT GRANTED TO US WEST COMMUNICATIONS PER BOOK 445 MICRO, PAGE 2256. PLOTTED HEREON.

NOTES:

1) BOUNDARY LINES SHOWN HEREON WERE COMPUTED FROM RECORD DATA FROM SURVEYS/PLATS ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA AND IS FOR MAPPING/PLANNING PURPOSES ONLY AND IS NOT TO BE RELIED UPON.

2) EASEMENT LINE WORK SHOWN HEREON IS FROM REVIEW OF SUBDIVISION GUARANTEE NO. 08020710, DATED MARCH 27, 2025, ISSUED THROUGH THE OFFICE OF FLYING S TITLE AND ESCROW OF MONTANA, INC.

3) NO FIELDWORK HAS BEEN DONE TO CONFIRM LOCATIONS OF BOUNDARY/EASEMENT LINES.

4) SUBJECT PROPERTY LIES WITHIN CITY OF MISSOULA, MONTANA.

OWNER

MISSOULA ELEMENTARY SCHOOL
DISTRICT NO. 1, MISSOULA COUNTY

PRELIMINARY
PLOTTED: 4/14/25
SAVED: 4/8/25

PROJECT:	23-10-16
FILE No:	231016_DUNCAN DRIVE.dwg
FILE PATH	
W:\Projects\231016\20 Data\CAD\02 Exhibits	
LAYOUT:	LAYOUT 2
SURVEYED:	Initials
DESIGN:	JAD
DRAFT:	JAD
APPROVE:	JAD
DATE:	APRIL 2025
SHEET	2 OF 2 SHEETS

WGM GROUP
WWW.WGMGROUP.COM

GENERAL BOUNDARY & TITLE EXCEPTIONS
LOCATED IN THE SW 1/4 OF SEC. 11 & SE1/4 OF SEC. 10
T.13 N., R. 19 W., P.M., M.
MISSOULA, MONTANA

DUNCAN DRIVE PROPERTY

The Duncan Drive Property is located on the northern edge of the community in an area with low planned residential growth, so it is unlikely to ever be used for a MCPS school.

Key Considerations

Location

The location of the property does not align with future MCPS needs.

Ownership

Explore ownership opportunities with Garden City Harvest, the City of Missoula, and/or Missoula County while allowing for continued use of the space by Garden City Harvest. This could include splitting the property into two lots to allow for two owners. Potential funding resources include donations, grants, trades (lands/services through interlocal agreements), a Park District, a SID, an Open Space Bond, or other funding yet to be identified).

City/County/UM Interest

Explore ownership opportunities that fit the community needs.

Other MCPS Uses Considered

None were identified.

Options Evaluated

1. Maintain current lease with Garden City Harvest PEAS Farm and soccer field uses.
2. Explore ownership opportunities with Garden City Harvest, the City, the University, and the County while preserving continued use of the space by Garden City Harvest.

RECOMMENDATION

EXPLORE OWNERSHIP OPPORTUNITIES WITH GARDEN CITY HARVEST, THE CITY, THE UNIVERSITY, AND THE COUNTY WHILE PRESERVING CONTINUED USE OF THE SPACE BY GARDEN CITY HARVEST.

The broker opinion of value is 3,680,000 to $4,250,000 with a suggested list price of $4,500,000. The estimated marketing time to secure a tenant or buyer is 12 to 15 months. See Appendix B for more information.

IMPLEMENTATION CONSIDERATIONS

The first priority is to sell or trade the property to Garden City Harvest, the City, the County, or the University of Montana while maintaining the existing uses on the site. The property could be part of a larger deal, including additional properties, that would allow MCPS to obtain another property in a location that is a better fit for MCPS's needs. Missoula County Open Space Funds may be a possible funding option.

As an alternative, if an agreement cannot be reached for a sale or trade, the second priority is to renegotiate the lease to provide more value for MCPS.

The property is one parcel, but there is a possibility that an agriculture exemption could be used to split the property into two parcels to align with the two existing land uses. This would allow for two separate owners for the two uses.

See the Implementation chapter for additional details on forming a working group to negotiate a sale or land trade.

FORT MISSOULA PROPERTY

FORT MISSOULA PROPERTY

The property assessment begins with a summary of the property assessment and financial assessment. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

PROPERTY ASSESSMENT						
	Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the property have appropriate access and connectivity?
ASSESSMENT	✓	✓	✗	✓	✗	!
NOTES	The property is used by the MCPS School Farm.	The property is large enough to support a school.	The property is located near several schools and in an area where limited residential growth is anticipated.	The property is used by the MCPS School Farm.	None have been identified.	The property only has one access point and has a bike path along the northern boundary of the property.

FINANCIAL ASSESSMENT				
	What is the value of the property?	Has there been recent investment in the property?	Is there deferred maintenance?	Does the property generate income?
ASSESSMENT	N/A	Yes	No	Yes
NOTES	The value of the property has not been evaluated at this time.	Guardsman Lane was recently removed so more of the property can be used for agricultural purposes.		The property is used by the MCPS School Farm and generates revenue that supports the program.

PROPERTY INFORMATION	
PROPERTY LOCATION GEOCODE	04-2200-31-2-55-03-0000
PROPERTY ADDRESS	On South Avenue
PROPERTY AREA	20 acres
ADJACENT USES	Fort Missoula Park, Post Cemetery, Big Sky High School
ADDITIONAL PROPERTY INFORMATION	Used by MCPS School Farm to graze livestock. Irrigated with water rights. Within Fort Missoula Historical zone. Fenced.
NUMBER OF PARCELS	1

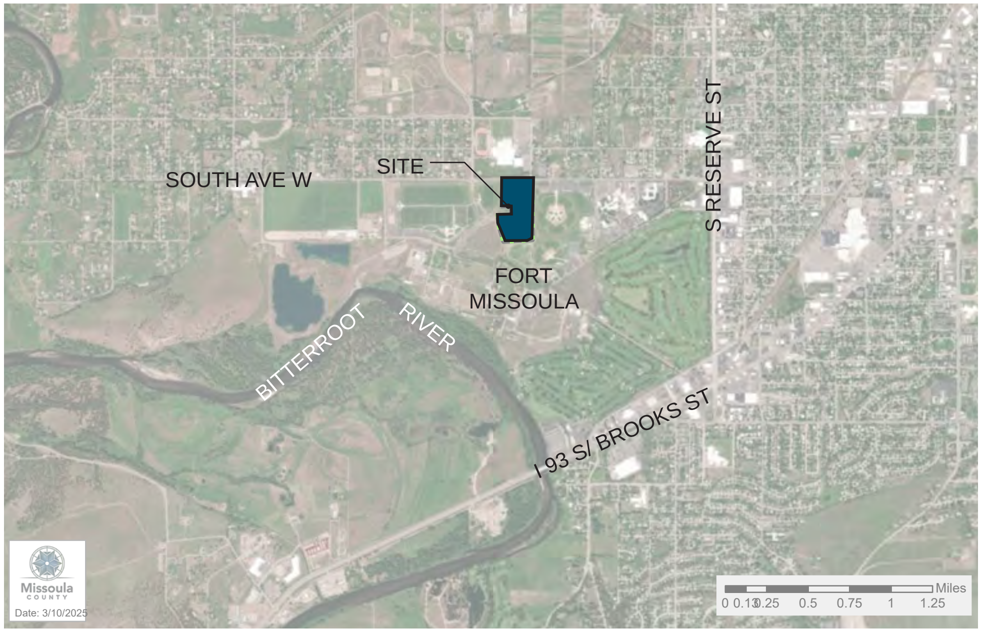
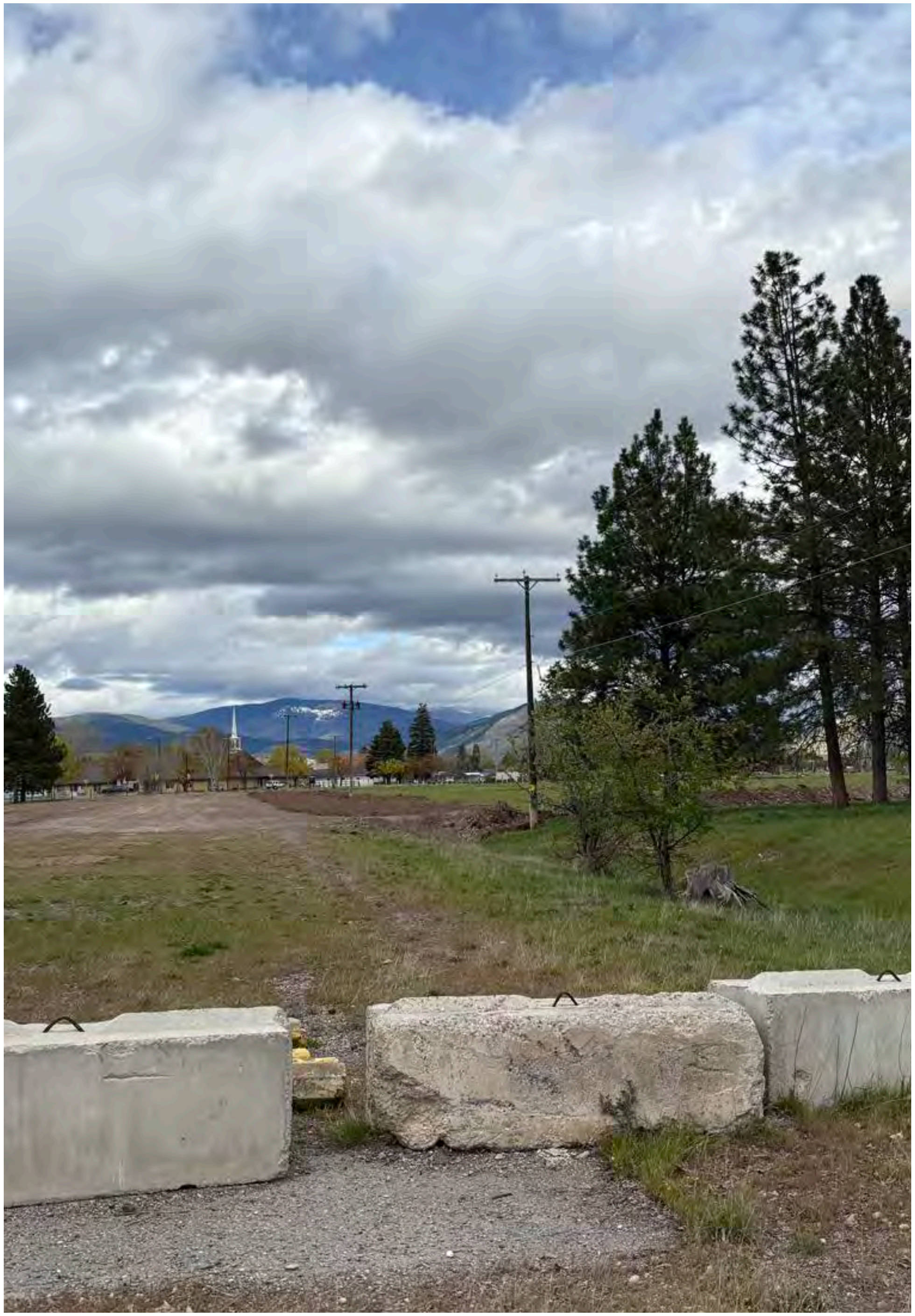

SOUTH AVE W
SITE
S RESERVE ST
FORT MISSOULA
BITTERROOT RIVER
I 93 S/ BROOKS ST
Missoula County
Date: 3/10/2025
Miles
0
0.13
0.25
0.5
0.75
1
1.25

FIGURE 5.1: LOCATION MAP



PHYSICAL ASSESSMENT	
TOPOGRAPHY	0-2% slopes
SOILS	The entire site is comprised of Gransdale loam. According to the NRCS Soil Survey, this soil complex has the rating of “not limited” to development for structures, though it has the rating of “somewhat limited” for trails and picnic areas due to dust.
CULTURAL / HISTORIC	Located in the Fort Missoula Historic District. Property adjacent to Post Cemetery.

REGULATORY ASSESSMENT	
JURISDICTION	Missoula County
GROWTH POLICY	2019 Missoula Land Use Element
LAND USE DESIGNATION/PLACE TYPE	Open, Resource, and Recreation. These lands include open lands, wildlife habitat, agriculture, range and timber lands and recreation areas. Intended for publicly-owned lands; development is limited.
ZONING	County RO (Resource and Open Land). Permitted land uses are limited to undeveloped open space, agriculture, silviculture, and passive recreation. Buildings, utilities, and impervious surfaces are limited. Only one principal use permitted per lot.
OVERLAY ZONE	1993 Fort Missoula Plan
EASEMENTS	Two road easements. See Figure 9.7 - Title Exemptions Map.

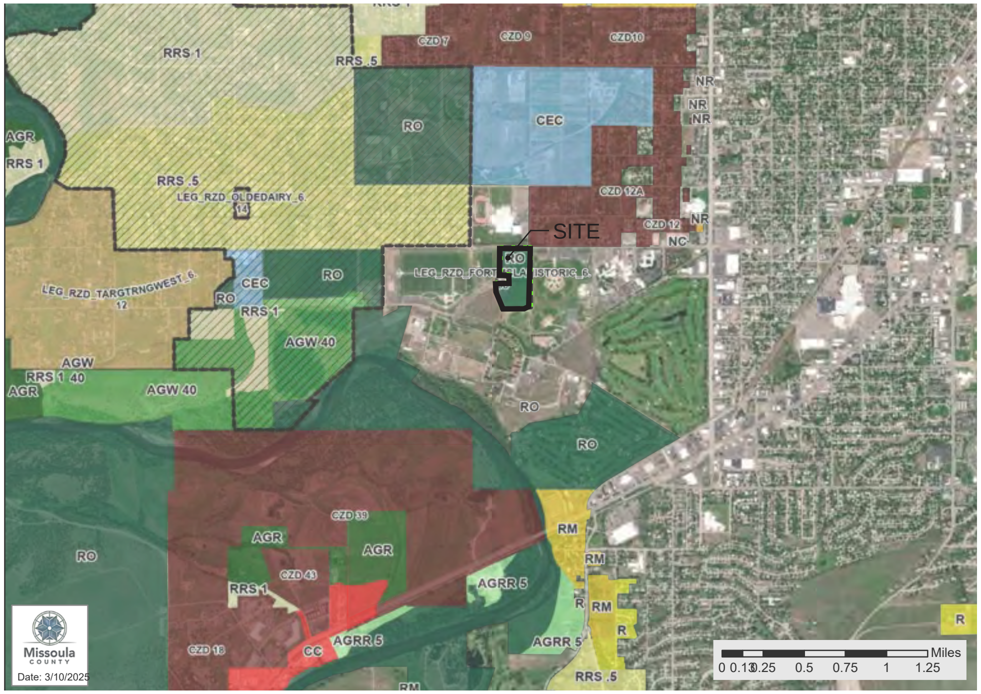

RRS 1
RRS .5
CZD 7
CZD 9
CZD10
NR
NR
NR
RO
CEC
AGR
RRS 1
RRS .5
LEG_RZD_OLDEDAIRY_6
14
CZD 12A
CZD 12
NR
NC
SITE
RO
LEG_RZD_FORT MISSOULA HISTORIC_6
LEG_RZD_TARGTRNGWEST_6
12
CEC
RO
RO
RRS 1
AGW 40
AGW
RRS 1 40
AGR
AGW 40
RO
RO
RM
CZD 39
AGR
AGR
CZD 43
RRS 1
AGRR 5
RM
R
RM
R
AGRR 5
AGRR 5
CC
CZD 18
RO
R
RRS .5
RM
Missoula County
Date: 3/10/2025
0 0.13 0.25 0.5 0.75 1 1.25
Miles

FIGURE 5.2: ZONING MAP

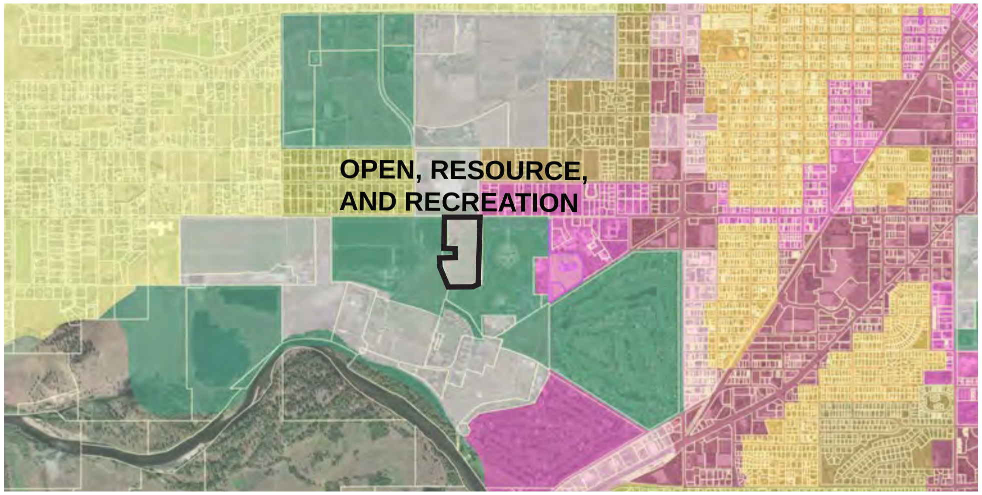

OPEN, RESOURCE, AND RECREATION

FIGURE 5.3: LAND USE PLAN MAP

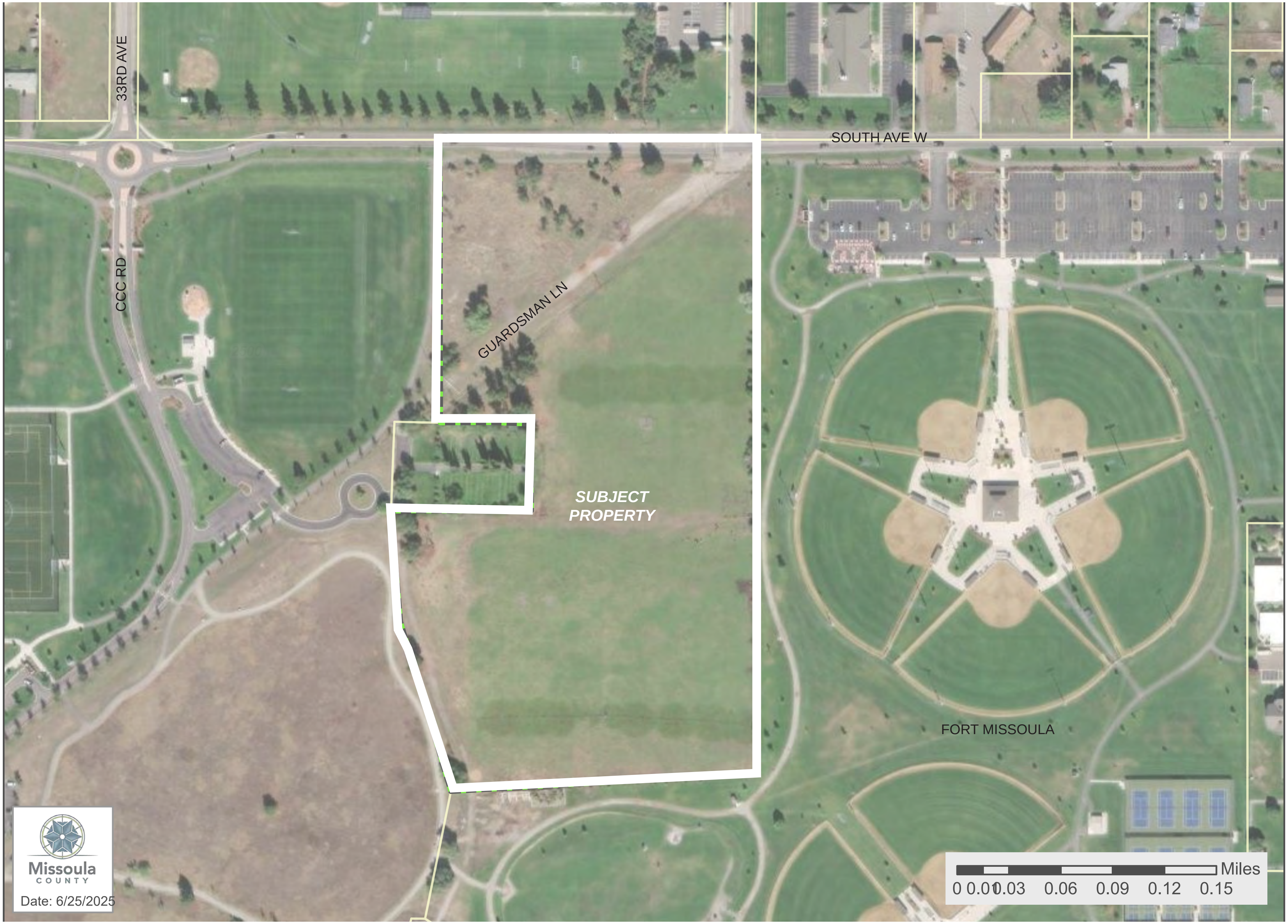

33RD AVE
SOUTH AVE W
CCC RD
GUARDSMAN LN
SUBJECT PROPERTY
FORT MISSOULA
Missoula COUNTY
Date: 6/25/2025
Miles
0 0.01 0.03 0.06 0.09 0.12 0.15

FIGURE 5.4: SITE MAP

TRANSPORTATION ASSESSMENT	
ACCESS	Access is driveway off of South Avenue to the north
TRANSIT	Bus stop across street at South Avenue and 31st Avenue
BIKE AND PEDESTRIAN AMENITIES	There is a shared-use-path that runs along South Avenue along the northern boundary of property.
PLANNED PROJECTS	• South Avenue complete street and shared-use path project (create complete street with bicycle, pedestrian, transit, and streetscape improvements) • South Avenue safety and infrastructure improvements project (from Suzanne Court to 36th Avenue)

UTILITY ASSESSMENT	
SEWER	Existing City mains within South Avenue (north of site). There are currently no planned updates.
WATER	Existing City mains north, south and west around border of property. There are currently no planned updates. Water services to site and non-lead material.
STORMWATER	Appears to be no current stormwater facilities on-site

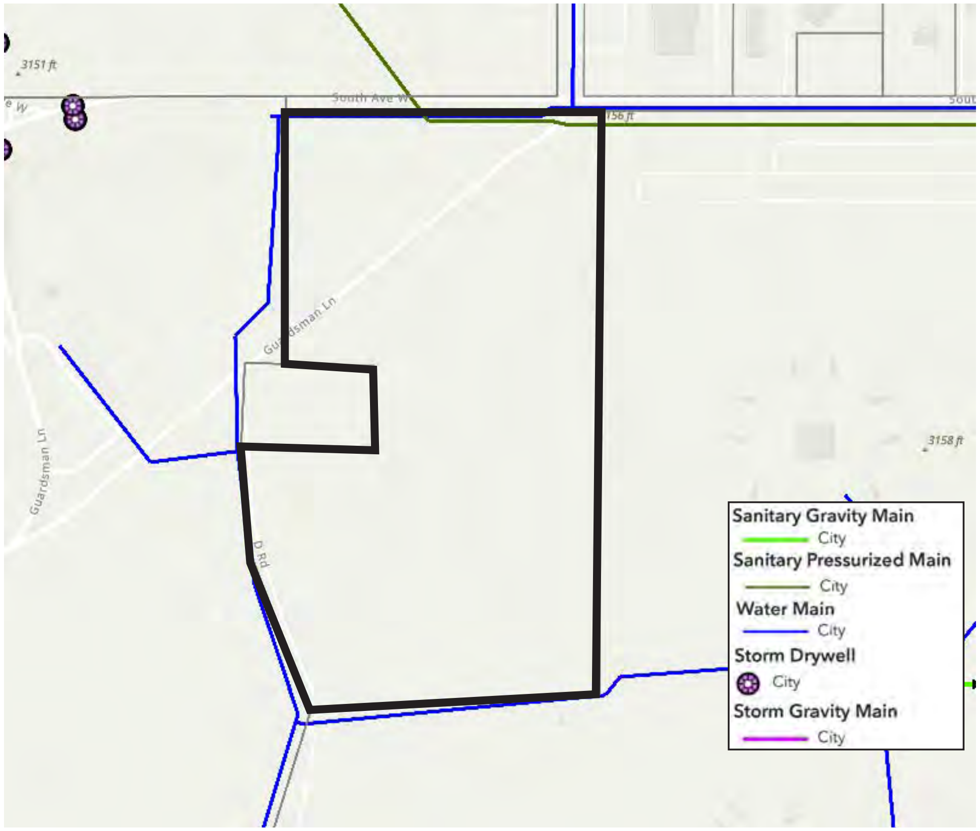

3151 ft
South Ave W
156 ft
Guardsman Ln
Guardsman Ln
D Rd
3158 ft
Sanitary Gravity Main
City
Sanitary Pressurized Main
City
Water Main
City
Storm Drywell
City
Storm Gravity Main
City

FIGURE 5.5: PUBLIC UTILITIES MAP

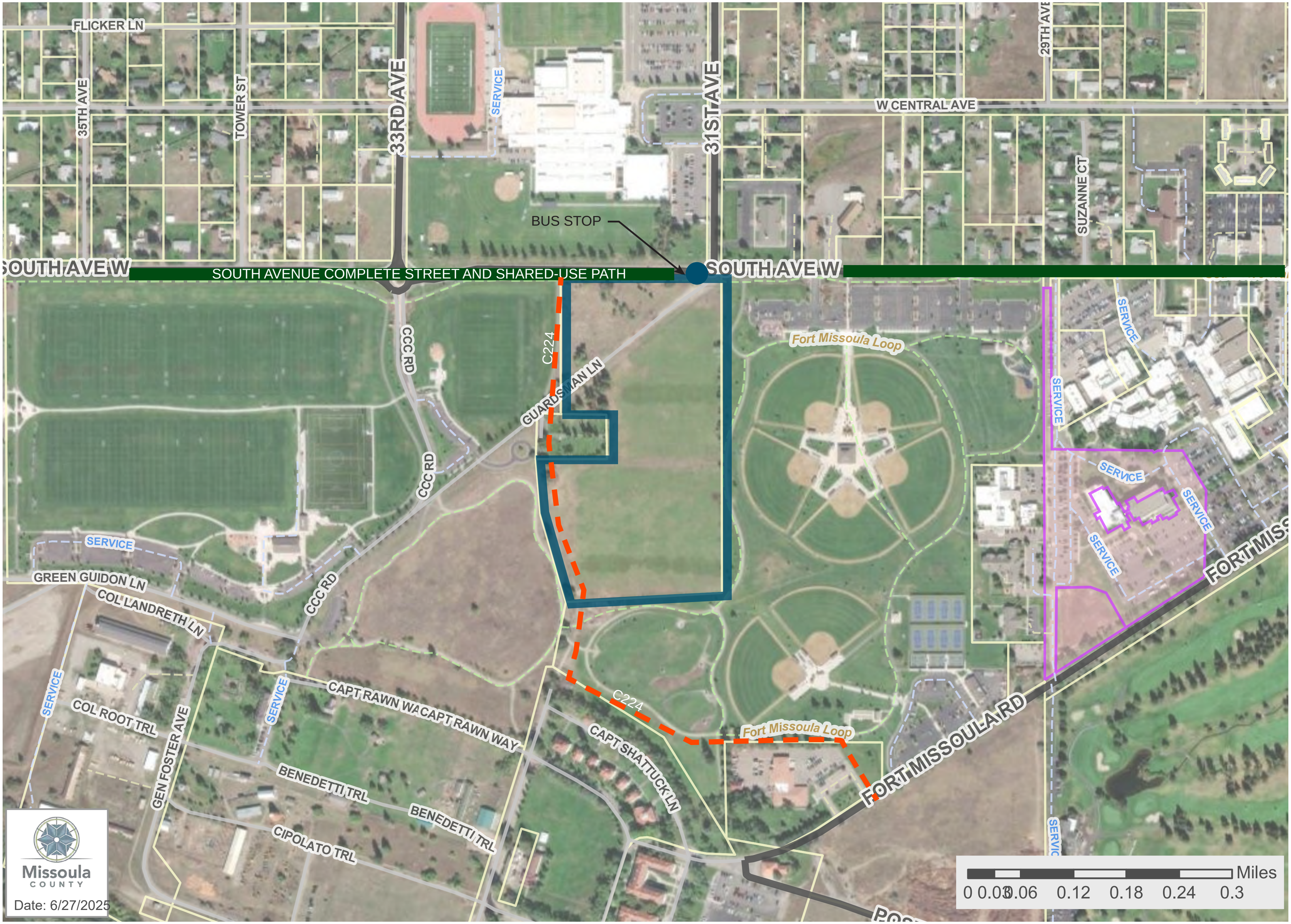

FLICKER LN
35TH AVE
TOWER ST
33RD AVE
SERVICE
31ST AVE
29TH AVE
W CENTRAL AVE
SUZANNE CT
BUS STOP
SOUTH AVE W
SOUTH AVENUE COMPLETE STREET AND SHARED-USE PATH
SOUTH AVE W
CCC RD
C224
GUARDSMAN LN
Fort Missoula Loop
SERVICE
CCC RD
SERVICE
SERVICE
SERVICE
SERVICE
GREEN GUIDON LN
COL LANDRETH LN
CCC RD
FORT MISS
SERVICE
SERVICE
COL ROOT TRL
GEN FOSTER AVE
CAPT RAWN WACAPT RAWN WAY
C224
CAPT SHATTUCK LN
Fort Missoula Loop
FORT MISSOULA RD
BENEDETTI TRL
BENEDETTI TRL
CIPOLATO TRL
SERVIC
POS
Missoula COUNTY
Date: 6/27/2025
Miles
0 0.03 0.06 0.12 0.18 0.24 0.3

FIGURE 5.6: TRANSPORTATION CONNECTIVITY & PLANNED TRANSPORTATION PROJECTS

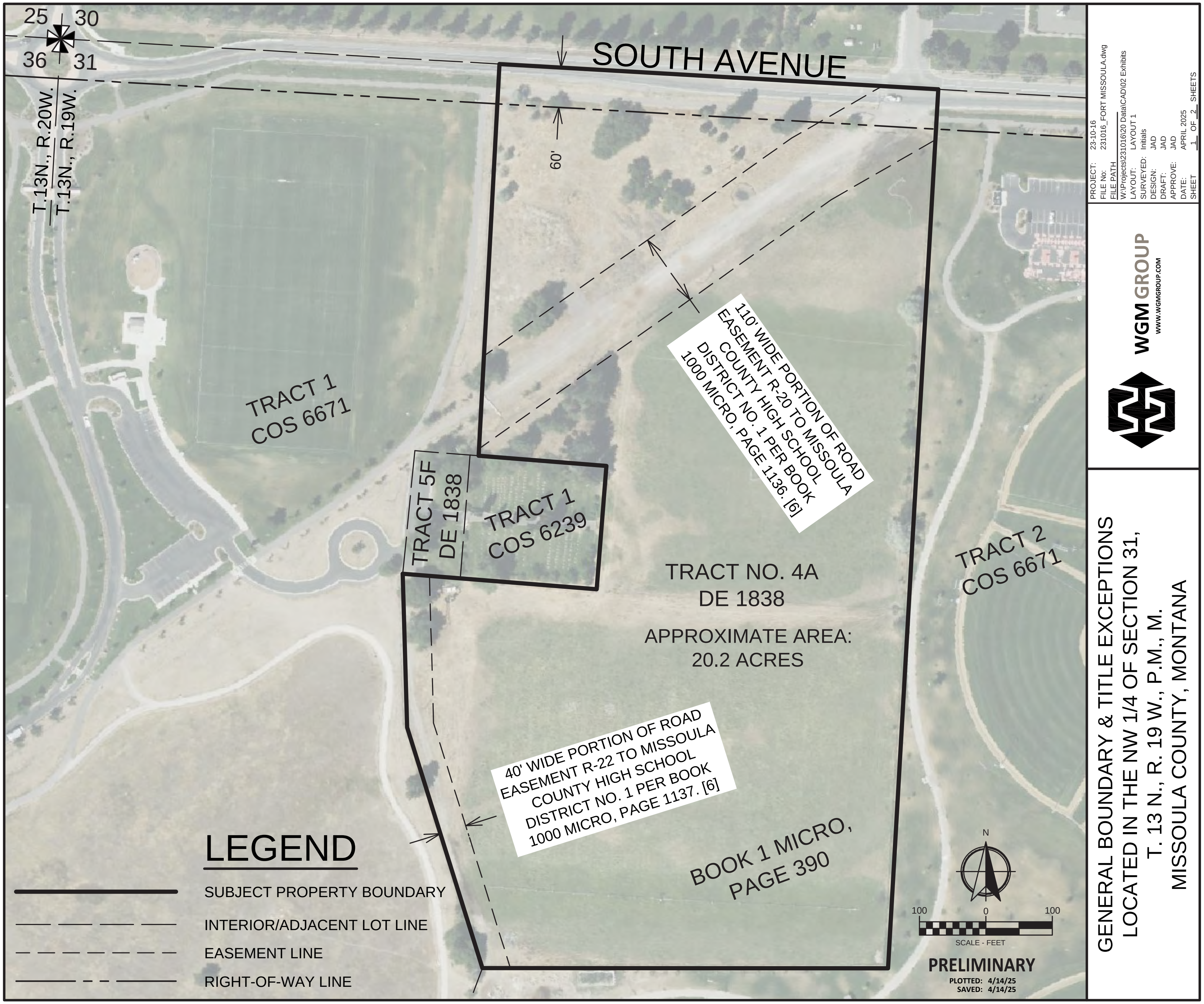

25
30
36
31
T.13N., R.20W.
T.13N., R.19W.
SOUTH AVENUE
60'
110' WIDE PORTION OF ROAD EASEMENT R-20 TO MISSOULA COUNTY HIGH SCHOOL DISTRICT NO. 1 PER BOOK 1000 MICRO, PAGE 1136. [6]
TRACT 1
COS 6671
TRACT 5F
DE 1838
TRACT 1
COS 6239
TRACT NO. 4A
DE 1838
APPROXIMATE AREA:
20.2 ACRES
TRACT 2
COS 6671
40' WIDE PORTION OF ROAD EASEMENT R-22 TO MISSOULA COUNTY HIGH SCHOOL DISTRICT NO. 1 PER BOOK 1000 MICRO, PAGE 1137. [6]
BOOK 1 MICRO, PAGE 390
LEGEND
SUBJECT PROPERTY BOUNDARY
INTERIOR/ADJACENT LOT LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
N
100
0
100
SCALE - FEET
PRELIMINARY
PLOTTED: 4/14/25
SAVED: 4/14/25
PROJECT: 23-10-16
FILE No: 231016_FORT MISSOULA.dwg
FILE PATH
W:\Projects\231016\20 Data\CAD\02 Exhibits
LAYOUT: LAYOUT 1
SURVEYED: Initials
DESIGN: JAD
DRAFT: JAD
APPROVE: JAD
DATE: APRIL 2025
SHEET 1 OF 2 SHEETS
WGM GROUP
WWW.WGMGROUP.COM
GENERAL BOUNDARY & TITLE EXCEPTIONS
LOCATED IN THE NW 1/4 OF SECTION 31,
T. 13 N., R. 19 W., P.M., M.
MISSOULA COUNTY, MONTANA

FIGURE 5.7: TITLE EXCEPTIONS MAP

SUBIDIVISION GUARANTEE NO. 08020709
EXCEPTIONS*****

[1], AND [7] THESE ITEMS ARE STANDARD TITLE POLICY EXCEPTIONS OR ARE NOT LAND SURVEY MATTERS, AND ARE NOT LOCATABLE (BLANKET IN NATURE).

[2] ELECTRIC TRANSMISSION SYSTEM AND TELEPHONE SYSTEM EASEMENT GRANTED TO THE MONTANA POWER COMPANY PER BOOK 151 DEEDS, PAGE 493. BLANKET IN NATURE, NOT PLOTTED HEREON.

[3] ELECTRIC TRANSMISSION SYSTEM AND TELEPHONE SYSTEM EASEMENT GRANTED TO THE MONTANA POWER COMPANY PER BOOK 156 DEEDS, PAGE 298. BLANKET IN NATURE, NOT PLOTTED HEREON.

[4] EASEMENTS DISCLOSED BY DEED EXHIBIT NO. 1838. NO EASEMENTS DISCLOSED.

[5] COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS RESERVATIONS AND EASEMENTS CONTAINED IN BOOK 1 MICRO, PAGE 390. NO EASEMENTS DISCLOSED.

[6] 110' WIDE PORTION OF EXISTING ROAD EASEMENT R-20 QUITCLAIMED TO MISSOULA COUNTY HIGH SCHOOL DISTRICT NO. 1 PER BOOK 1000 MICRO, PAGE 1136. PLOTTED HEREON. 40' WIDE PORTION OF EXISTING ROAD EASEMENT R-22 QUITCLAIMED TO MISSOULA COUNTY HIGH SCHOOL NO. 1 PER BOOK 1000 MICRO, PAGE 1137. PLOTTED HEREON.

NOTES:

1) BOUNDARY LINES SHOWN HEREON WERE COMPUTED FROM RECORD DATA FROM SURVEYS/PLATS ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA AND IS FOR MAPPING/PLANNING PURPOSES ONLY AND IS NOT TO BE RELIED UPON.

2) EASEMENT LINE WORK SHOWN HEREON IS FROM REVIEW OF SUBDIVISION GUARANTEE NO. 08020709, DATED MARCH 27, 2025, ISSUED THROUGH THE OFFICE OF FLYING S TITLE AND ESCROW OF MONTANA, INC.

3) NO FIELDWORK HAS BEEN DONE TO CONFIRM LOCATIONS OF BOUNDARY/EASEMENT LINES.

4) SUBJECT PROPERTY LIES WITHIN MISSOULA COUNTY, MONTANA.

OWNER

HIGH SCHOOL DISTRICT NO. 1,
MISSOULA COUNTY

PRELIMINARY
PLOTTED: 4/14/25
SAVED: 4/14/25

PROJECT: 23-10-16
FILE No: 231016_FORT MISSOULA.dwg
FILE PATH
W:\Projects\231016\20 Data\CAD\02 Exhibits
LAYOUT: LAYOUT 2
SURVEYED: Initials
DESIGN: JAD
DRAFT: JAD
APPROVE: JAD
DATE: APRIL 2025
SHEET 2 OF 2 SHEETS

WGM GROUP
WWW.WGMGROUP.COM

GENERAL BOUNDARY & TITLE EXCEPTIONS
LOCATED IN THE NW 1/4 OF SECTION 31,
T.13 N., R. 19 W., P.M., M.
MISSOULA COUNTY, MONTANA

FORT MISSOULA PROPERTY

The Fort Missoula Property is used to meet the MCPS Core Purpose, but is an inholding within a regional park. This property is inappropriate for development, except for recreational use and public use.

Key Considerations

Adjacent Land Use

The adjacent land use provides an opportunity for the property to be utilized for recreational uses.

Ag Land

The property provides agriculture education in an urban setting that is conveniently located across the street from Big Sky High School. The program and property is used as an outdoor classroom and highly valued by those involved with the program.

As part of this project, a comparable piece of property was not able to be identified.

City/County/UM Interest

Potential for land trades with City, County, and/or UM.

Other MCPS Uses Considered

Recreation Area

The adjacent parkland could be extended onto the property for either MCPS or community use.

Options Evaluated

1 Maintain property as MCPS School Farm.

2 Explore opportunity to acquire land that would provide improved amenities to meet MCPS School Farm goals in coordination with creating opportunities for a more consistent land use pattern and recreational uses at Fort Missoula.

RECOMMENDATION	IMPLEMENTATION CONSIDERATIONS
MAINTAIN OWNERSHIP FOR USE BY MCPS SCHOOL FARM The recommendation for the Fort Missoula Property is to maintain ownership for use by MCPS School Farm.	None.

JEFFERSON BUILDING

JEFFERSON SCHOOL
201

JEFFERSON BUILDING

The property assessment begins with a summary of the property, building, and financial assessment. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

PROPERTY ASSESSMENT

	Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the property have appropriate access and connectivity?
ASSESSMENT	!	✗	✓	✓	!	✓
NOTES	The school is currently not used by MCPS, but the property also includes the central kitchen and maintenance shop which are important to the operation of MCPS.	The property is smaller than the recommended size for a school.	The property is located in an area planned for high residential growth.	The property's size, access, and location can support an alternative instructional space.	The property has some capacity to accommodate an identified MCPS need.	The property has several access points and good pedestrian, bike, and transit connectivity.

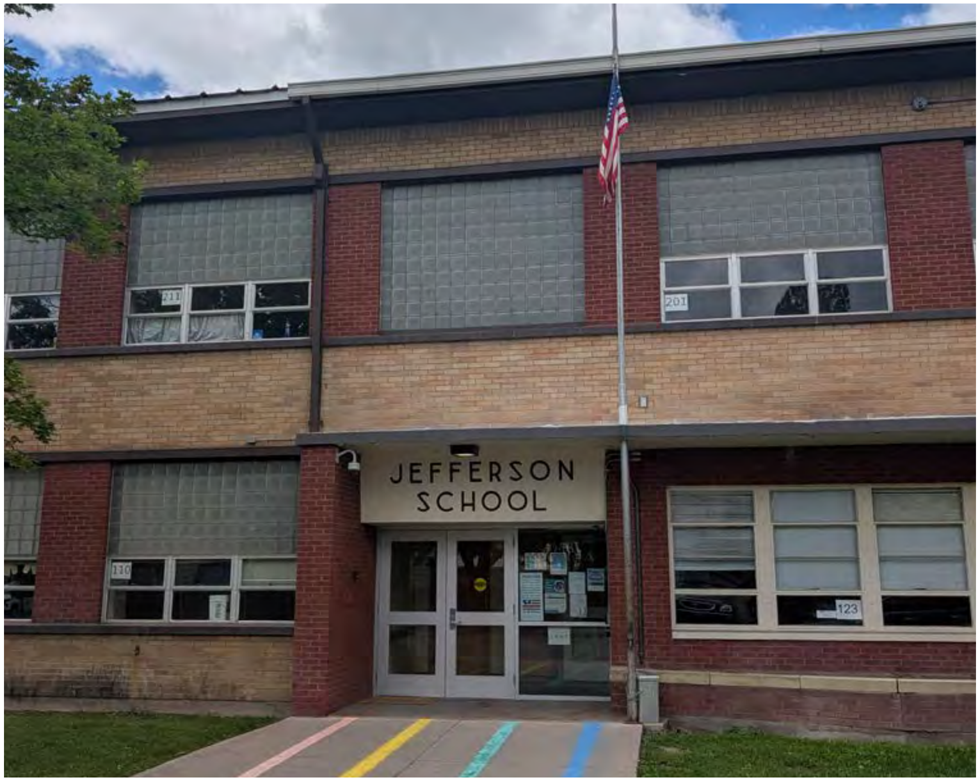
BUILDING ASSESSMENT						
	What is the overall building condition?	What is the capacity of the building to be used as a school?	What is the structural building condition?	What is the mechanical building condition?	What is the plumbing building condition?	What is the electrical building condition?
ASSESSMENT	✓	✓	✓	✓	✓	!
NOTES	Generally good	The functionality of the building is good.	Generally good	Steam boiler and most floor mounted unit ventilators replaced in last 3-4 years. Limited upgrades needed.	Recent upgrades have been made on the domestic water piping and water heater. The water service and backflow preventor are in fair condition.	Some upgrades needed, but generally in fair to good condition.

FINANCIAL ASSESSMENT

	What is the value of the property?	What are the costs associated with renovating the building to reopen the building as a school?	What are the minimum costs to renovate the building for another use?	Has there been recent investment in the building?	Is there deferred maintenance?	Does the property generate income?	Does the income support long-term maintenance of the building?
ASSESSMENT	N/A	Minimal. Building is in satisfactory condition overall. Modular classrooms are new.	Not recommended.	Building was remodeled two times in the last 10 years.	Structural: $15,000 (1-3 years) and $80,000* (3-5 years) Building: $1,275,000 roofing, fenestration (excluding gym addition), exterior cladding MEP: $171,000 Total = $1,541,000	No tenants occupy the building at this time.	No
NOTES	The value of the property has not been evaluated at this time.	Recommend Improvements: replace, roofing, fenestration and exterior egress stair on north side.	Building is properly equipped for education. Renovating to another use is not recommended	Remodels improved main entry and provided ADA accessibility.	*Destructive investigation and assessment required to determine extents of upgrades. Upgrades estimated at $3/sf.		

PROPERTY INFORMATION

PROPERTY GEOCODE	04-2200-29-4-04-11-0000
PROPERTY ADDRESS	1700 South Avenue W 59801
PROPERTY AREA	5.11 AC
DATE PROPERTY ACQUIRED BY MCPS	1947
EXISTING STRUCTURES	Former elementary school, central kitchen, maintenance shop
EXISTING USES	School building was occupied during 2024-2025 school year by a charter school and preschool. Uses for the 2025-2026 school year are undetermined.
ADJACENT USES	Residential uses surrounds the property with the exception of the buildings along South Avenue west and south of the property, which are commercial.
EXISTING LEASES	No
ADDITIONAL PROPERTY INFORMATION	Located in Urban Renewal District II and eligible for TIF funds
NUMBER OF PARCELS	1


JEFFERSON SCHOOL

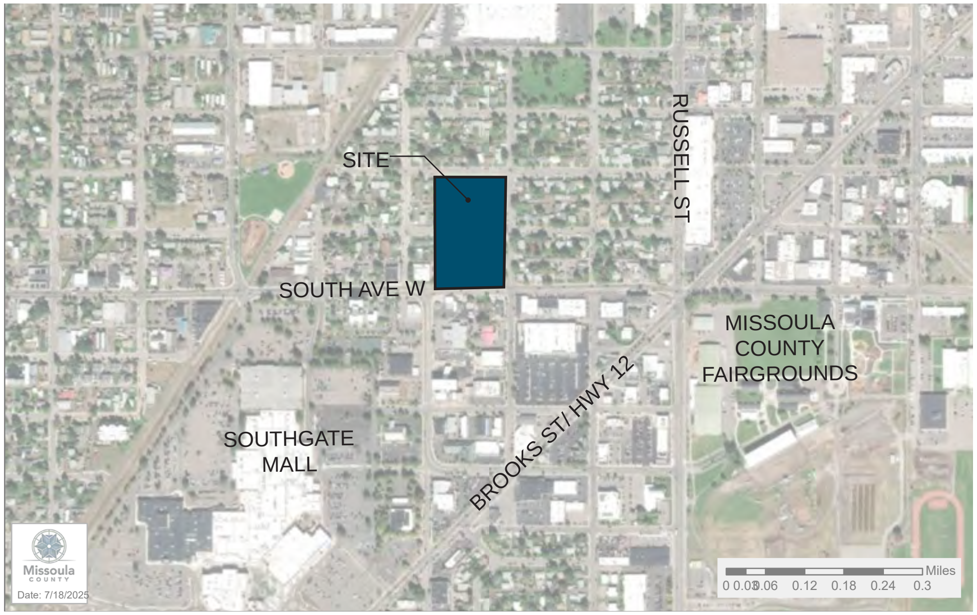
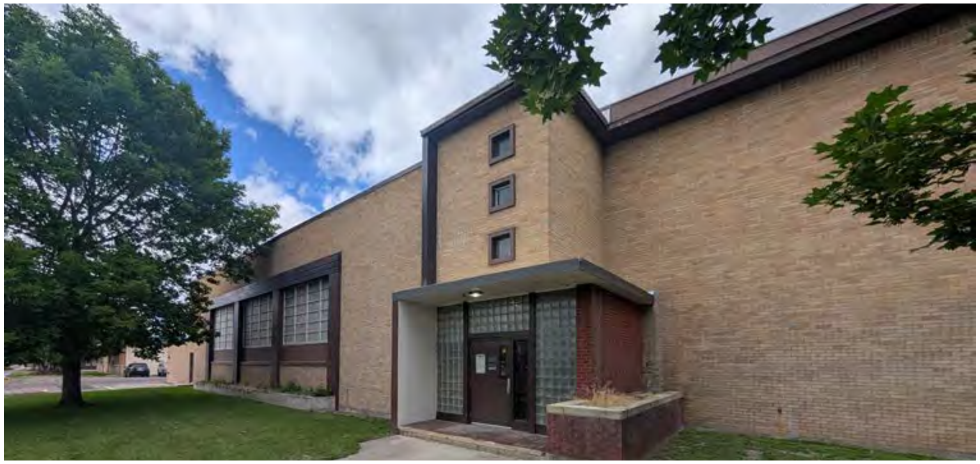

SITE
RUSSELL ST
SOUTH AVE W
MISSOULA COUNTY FAIRGROUNDS
BROOKS ST/ HWY 12
SOUTHGATE MALL
Missoula COUNTY
Date: 7/18/2025
0 0.03 0.06 0.12 0.18 0.24 0.3
Miles

FIGURE 6.1 -LOCATION MAP

REGULATORY ASSESSMENT

JURISDICTION	City of Missoula
GROWTH POLICY/ LAND USE TYPE	Our Missoula 2045 Land Use Plan
LAND USE DESIGNATION/PLACE TYPE	Urban Residential High and Urban Mixed-Use High. Missoula's most complete, compact, walkable neighborhoods. They are designed for people to live, play, and connect closely with nearby amenities, whether by foot, bike, or car. Typical parcel size is 5,400 sf. Along South Avenue, additional commercial uses and density are supported.
ZONING	The property is zoned Urban Residential 3 (U-R3). Development patterns in this district are typically compact and multimodal. Street and block patterns provide high connectivity in rectangular grids. Buildings typically have small and varied setbacks.



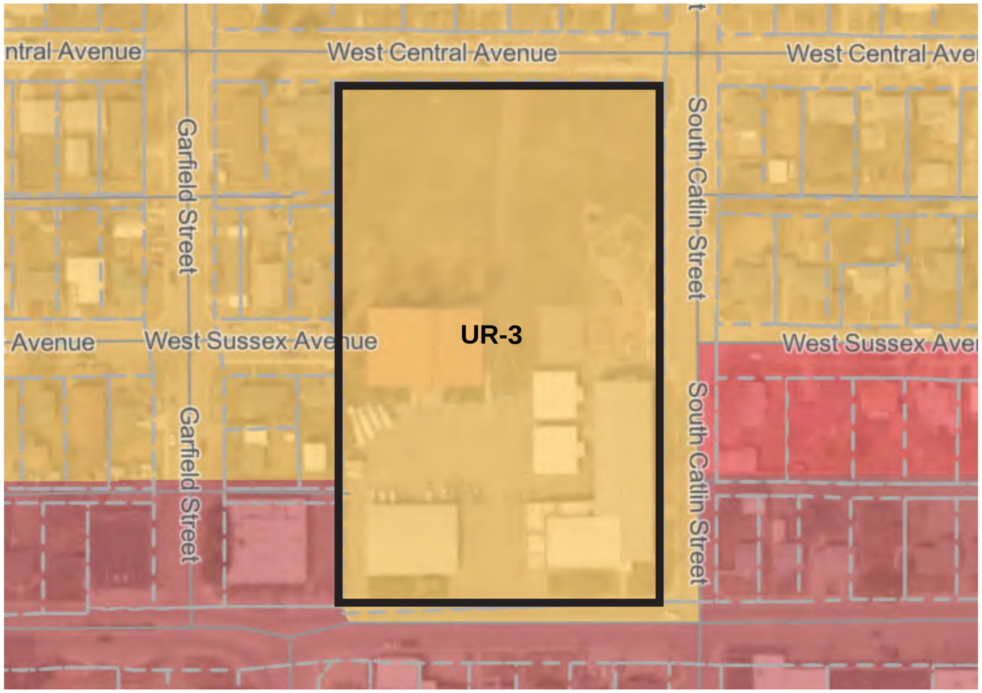

West Central Avenue
West Central Ave
ntral Avenue
Garfield Street
South Catlin Street
West Sussex Avenue
West Sussex Ave
Avenue
UR-3

FIGURE 6.2 - ZONING MAP

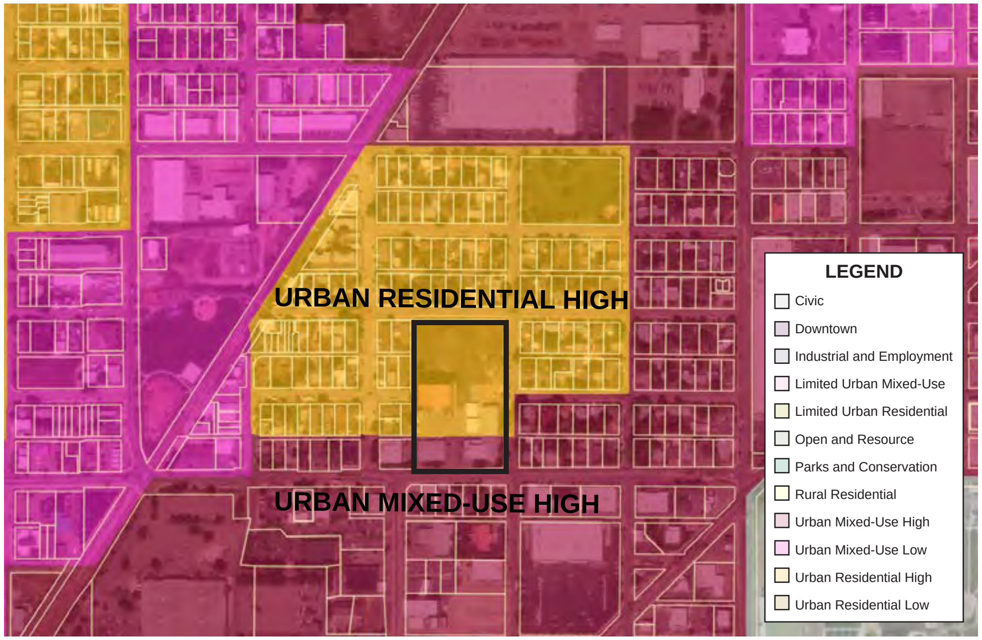

URBAN RESIDENTIAL HIGH
URBAN MIXED-USE HIGH
LEGEND
Civic
Downtown
Industrial and Employment
Limited Urban Mixed-Use
Limited Urban Residential
Open and Resource
Parks and Conservation
Rural Residential
Urban Mixed-Use High
Urban Mixed-Use Low
Urban Residential High
Urban Residential Low

FIGURE 6.3 - PLACE TYPE MAP

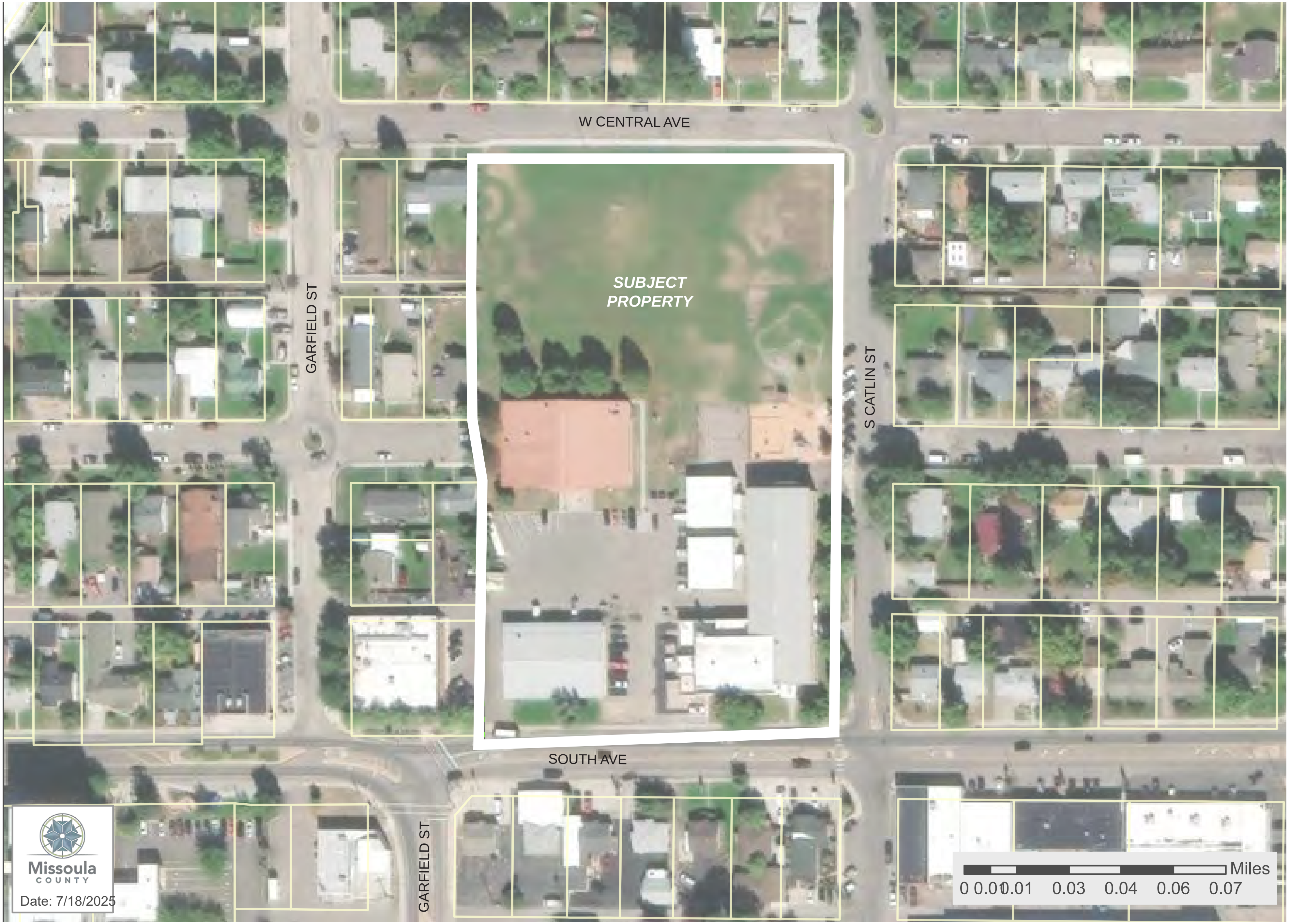

W CENTRAL AVE
SUBJECT PROPERTY
GARFIELD ST
S CATLIN ST
SOUTH AVE
GARFIELD ST
Missoula
COUNTY
Date: 7/18/2025
Miles
0 0.01 0.01 0.03 0.04 0.06 0.07

FIGURE 6.4 - SITE MAP

TRANSPORTATION ASSESSMENT

ACCESS	The main driveway access is off of South Avenue W. A secondary access is an alley off of S Garfield Street to the west. There is a traffic signal at S Garfield Street and South Avenue W.
ACCESS CONTROL / PERMITS	South Avenue W is not an MDT Route. South Avenue W is a Minor Arterial Road.
TRANSIT	There is a bus stop at the southeast corner of property
BIKE AND PEDESTRIAN AMENITIES	There are sidewalks and a designated bike lane on South Avenue W. There are sidewalks along the eastern boundary (S Catlin Street) and northern boundary (Central Avenue). The Bitterroot Branch multi-use trail is 2 blocks away to the west.
PARKING	There are approximately 50 spaces.
PLANNED PROJECTS	None

UTILITY ASSESSMENT

SEWER	Existing City mains crossing property at alleys. City manholes are on property. No current utility planned updates.
WATER	Existing City mains within W Central Avenue. and South Avenue W. Three fire hydrants near facility and non-lead water service material. No current utility planned updates.
STORMWATER	Existing dry wells near and within property. Dry wells located along north and south property lines. City-owned dry wells within S Catlin Street.

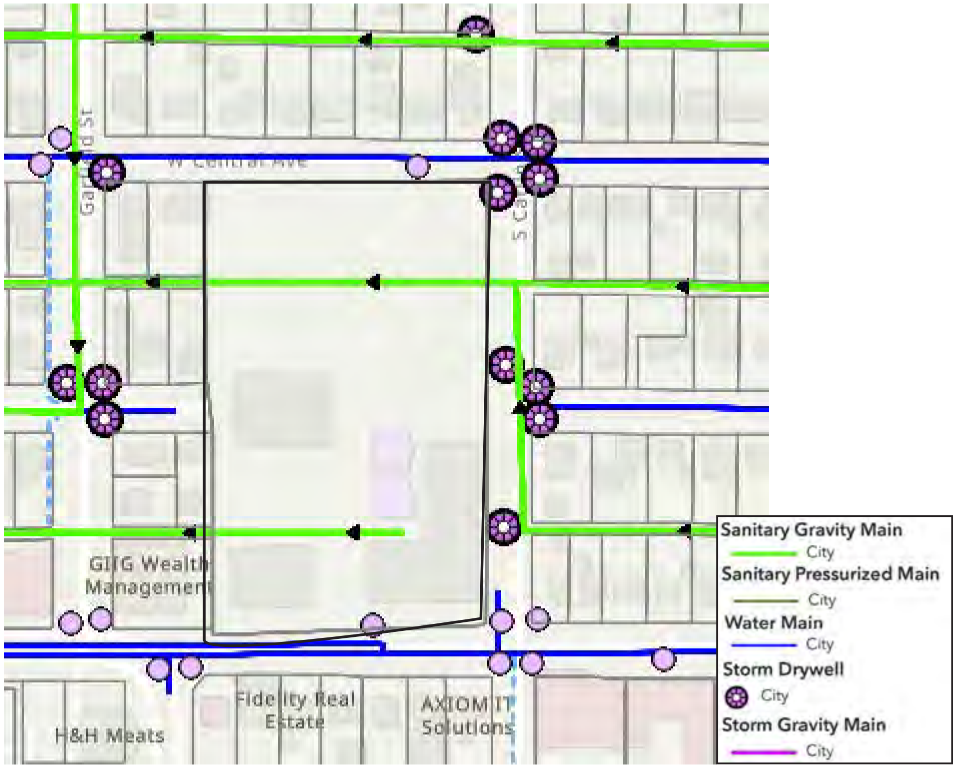

W Central Ave
S Garfield St
S Ca
GIIG Wealth Management
Fidelity Real Estate
AXIOM IT Solutions
H&H Meats
Sanitary Gravity Main
City
Sanitary Pressurized Main
City
Water Main
City
Storm Drywell
City
Storm Gravity Main
City

FIGURE 6.5 - PUBLIC UTILITY MAP

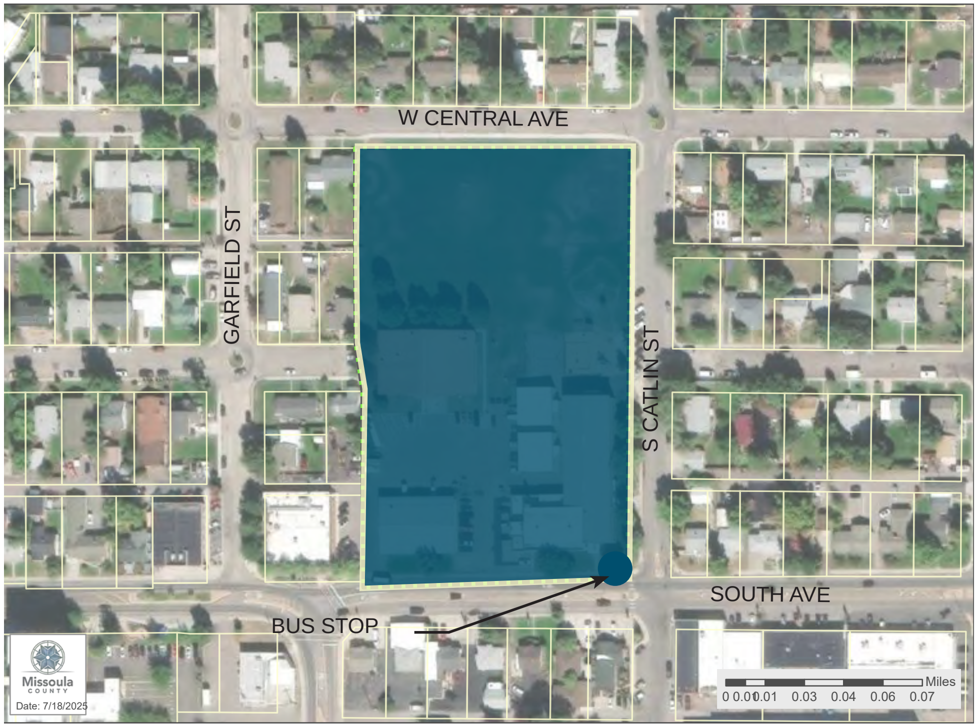
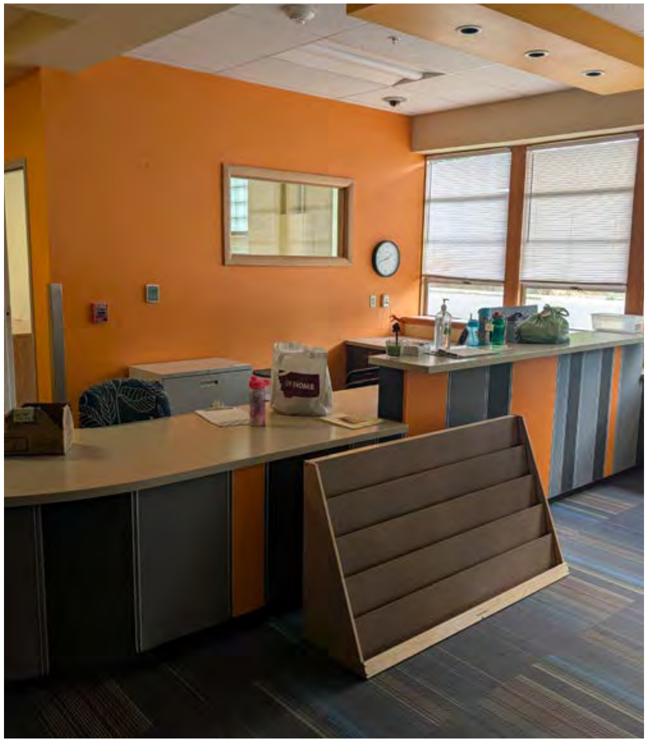
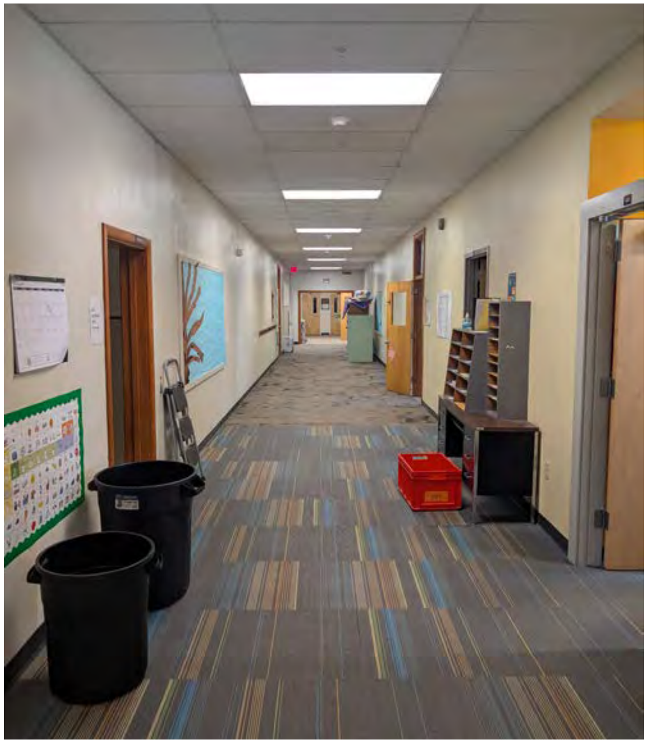

W CENTRAL AVE
GARFIELD ST
S CATLIN ST
SOUTH AVE
BUS STOP
Missoula COUNTY
Date: 7/18/2025
0 0.01 0.01 0.03 0.04 0.06 0.07
Miles

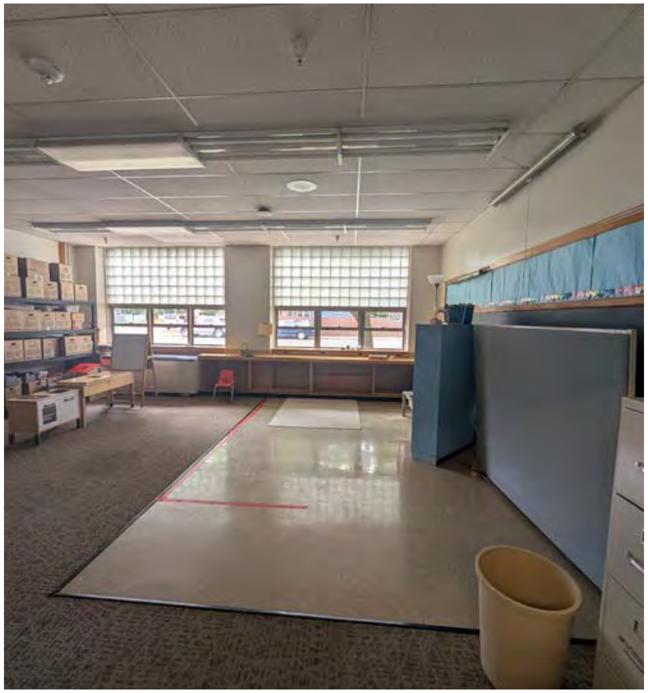
FIGURE 7.6 - TRANSPORTATION MAP

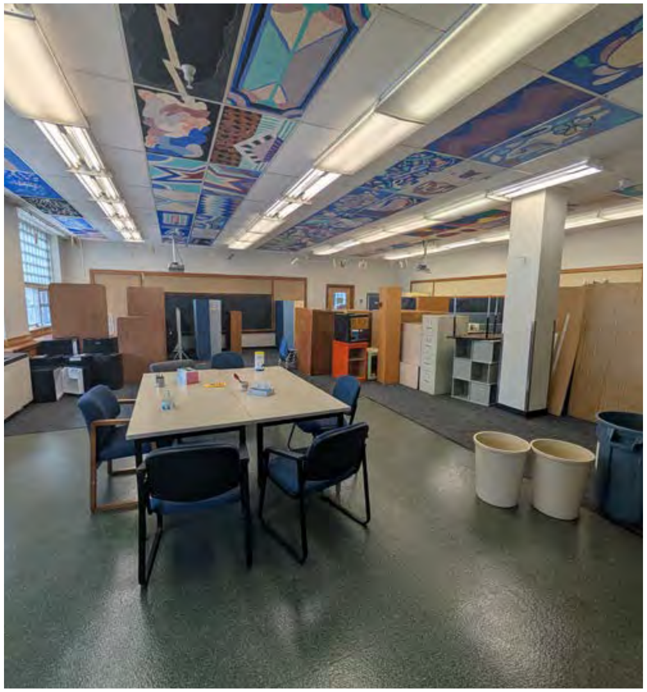
BUILDING ASSESSMENT

SIZE	Main Level: 19,200 sf, Second Floor: 12,000 sf, (2) modular units at 2,700 sf each
ADDITIONS	Front Entry and Elevator remodel in 2017
OVERALL PHYSICAL CONDITION	✓ Building condition is good, exterior cladding, wood fascias and soffits need repainting. Single pane steel windows need replacement.
FUNCTIONALITY	✓ Building functionality is good.
DEFICIENCIES	! Egress from north classrooms need upgrading.
ROOF	✗ Steel roofing needs replaced.
EXTERIOR CLADDING	✓ Masonry is in good condition. Soffits and fascias need painting.
INT. FINISHES	✓ Interior finishes are recently replaced
LIMITATIONS	None









BUILDING STRUCTURAL ASSESSMENT	
YEAR BUILT	Unknown
ADDITIONS	None
AREA	~11,000 sf (per level, 2 levels); ~4100 sf gym
OVERALL PHYSICAL CONDITION	✓ Generally Good
VISUAL DEFICIENCIES	There was some minor cracking noted in the exterior There was some minor cracking noted in the exterior brick walls at the backside of the building facing the parking lot (Photo 1, 2, 4).

PHOTO 1

STRUCTURAL SYSTEM	Structural system in the gymnasium was noted to be masonry bearing/shear walls with concrete columns assumed to support steel trusses above (Photo 3). The gymnasium floor is framed with wood joists over a crawlspace. The main building has slab on grade with conventional concrete foundations. The exterior wall has concrete wall piers spaces at roughly 12 ft (Photo 5) with interior concrete columns spaced at roughly 24 ft on center at each side of the corridor. The first elevated floor is concrete beams framing into the concrete columns at the corridor. The concrete beams parallel to the corrdidor support concrete joists at 3 ft on center that span to the exterior concrete wall piers and spandrels between. The roof is supported by steel columns that stack with the concrete columns below with steel I beams parallel to the corridor and steel joists that span outward to the exterior walls at 30 in oc. Several openings were added within the interior existing brick walls at the entry vestibule. These openings were reinforced with steel c-channels.
STRUCTURAL SYSTEM DEFICIENCIES AND/ OR UNKNOWNS	The lateral system at the front of the building requires investigation as the concrete wall piers are generally <3 ft in length.
CODE REVIEW	IEBC and IBC

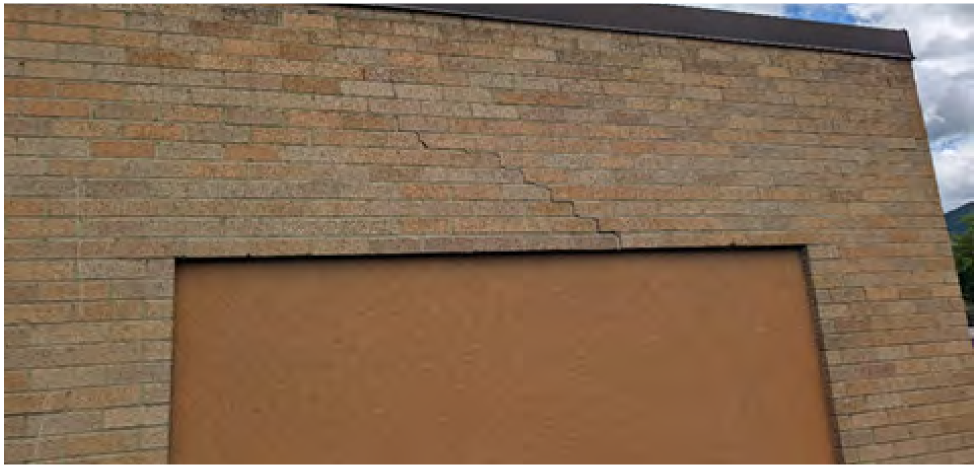


PHOTO 2

PHOTO 4

PHOTO 3

PHOTO 5

MEP ASSESSMENT	
MECHANICAL SYSTEM	✓ Heating plant is a steam boiler that was replaced approximately 3 years ago and in good shape. The majority of the spaces are heated and ventilated through floor mounted unit ventilators of which approximately 85% were replaced approximately 4 years ago. The remaining existing unit ventilators should be replaced due to age. The AHU serving the gym that provides heating and ventilation appears to be original. While due to age it is recommended to be replaced it also lends itself well to just replacing components as they fail, i.e. supply fan.
PLUMBING SYSTEM	! ✓ Existing 2 in domestic water service and backflow preventor are in fair condition. Domestic water piping was replaced last year. Existing storage tank type gas water heater was replaced approximately three years ago and is in good shape. Plumbing fixtures seem to be more modern and could use new trim (flush valves and faucets) but only as they fail.
FIRE SPRINKLER	✓ Building is sprinkled.
ELECTRICAL POWER SYSTEM	! Power distribution system, including the electrical service, was upgraded in 2020. Some old panels remain that should be replaced.

MEP ASSESSMENT	
ELECTRICAL LIGHTING SYSTEM	! Lighting systems appeared functional but most were older. Some were missing lenses. Most fixtures were mostly older and should be replaced. Exit and emergency lighting systems were mixed condition with some older units that did not appear functional. Some were newer and in good condition.
COMMUNICATIONS SYSTEMS	! Communications system appeared to be functional and adequate for K-12 school use. Audio enhancement system appears functional.
SAFETY AND SECURITY SYSTEMS	✓ Safety and security system appeared to have been updated. Fire alarm system appeared to have voice evacuation features and is adequate for K-12 use. Lockdown system was recently installed or upgraded. Access control system appeared functional and up to date. Video surveillance system appeared functional and up to date. Intrusion detection system appeared functional.
CODE REVIEW	Building contains a fire sprinkler system, egress from north classrooms need to be upgraded.

JEFFERSON BUILDING

The Jefferson Building is centrally located and in good condition. Maintaining flexibility on this property to respond to community growth and needs is important.

Key Considerations

Location

The central location of this property makes it ideal for an alternative instructional space that could be used by the entire community.

TIF District

This property is the only property included in this project that is within a TIF District. A TIF District has funding available for community improvements.

Recreation Area

The open space and playground is located in a PROST Priority Parkland Investment Area and park area is needed in the neighborhood.

City/County/UM Interest

Opportunity for indoor programming space for adult and youth athletics, arts and culture programming, out of school programming, and neighborhood community center. Field space could fill gap for parks services in neighborhood.

Other MCPS Uses Considered

Elementary School

If needed, this property is suitable for a future elementary school.

Options Evaluated

1 Lease to non-profits & use for MCPS activity space. Maintain MCPS ownership for long-term flexibility.

2 Invest in property to meet MCPS and community needs

RECOMMENDATION

MAINTAIN OWNERSHIP. USE FOR MCPS USES OR LEASE.
The recommendation for the Jefferson Building is the continued use of the building as needed for MCPS uses. If an MCPS use cannot be identified, then the building should be leased.

IMPLEMENTATION CONSIDERATIONS

For the properties where MCPS maintains ownership, the goal is to maximize utilization and leased space of the building. This will benefit the longevity of the building and offset maintenance costs. Tasks associated with leasing the building include evaluating lease rates so rates are aligned with the market, addressing staffing needs to provide adequate day-to-day maintenance service for tenants, and determining a long-term maintenance strategy to address deferred maintenance. See the Implementation chapter for additional details on these tasks.

LINDA VISTA PROPERTY

LINDA VISTA PROPERTY

The property assessment begins with a summary of the property assessment and financial assessment. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

PROPERTY ASSESSMENT

	Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the property have appropriate access and connectivity?
ASSESSMENT	❌	❌	❌	❗	❌	❌
NOTES	The property is not used by MCPS.	The property is smaller than the recommended size for a school.	The property is located in an area with limited anticipated growth.	The size, location, and site access are challenges for using the site for an alternative instructional space.	None have been identified.	There is only one access point for the property and limited bike and pedestrian amenities.

FINANCIAL ASSESSMENT

	What is the value of the property?*	Has there been recent investment in the property?	Is there deferred maintenance?	Does the property generate income?
ASSESSMENT	$1.2 million to $1.525 million	No	No	No
NOTES	*Based on BOV provided by SterlingCRE Advisors.	The property is undeveloped.	The property is undeveloped so does not have any maintenance.	There are no leases on the property.

PROPERTY INFORMATION	
PROPERTY GEOCODE	04-2092-12-1-10-01-0000
PROPERTY ADDRESS	No physical address. Property is adjacent to Paul Lane and Linda Vista Boulevard.
PROPERTY AREA	5 acres
EXISTING USES	Undeveloped property, used as a neighborhood park with no improvements
ADJACENT LAND USES	Residential, City park, and undeveloped land
NUMBER OF PARCELS	1

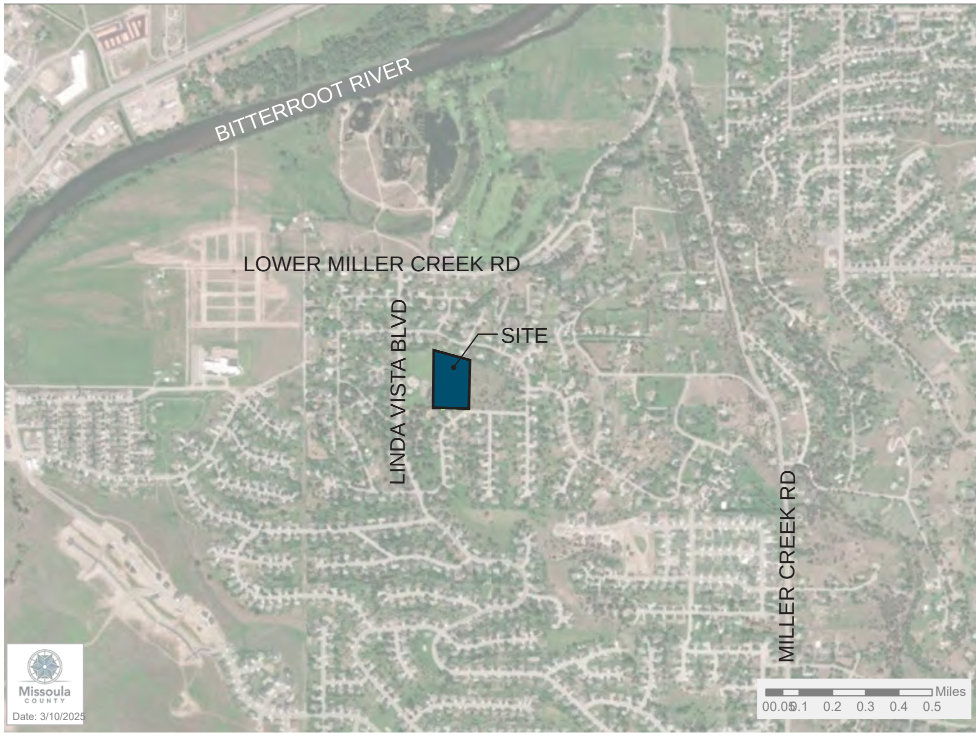
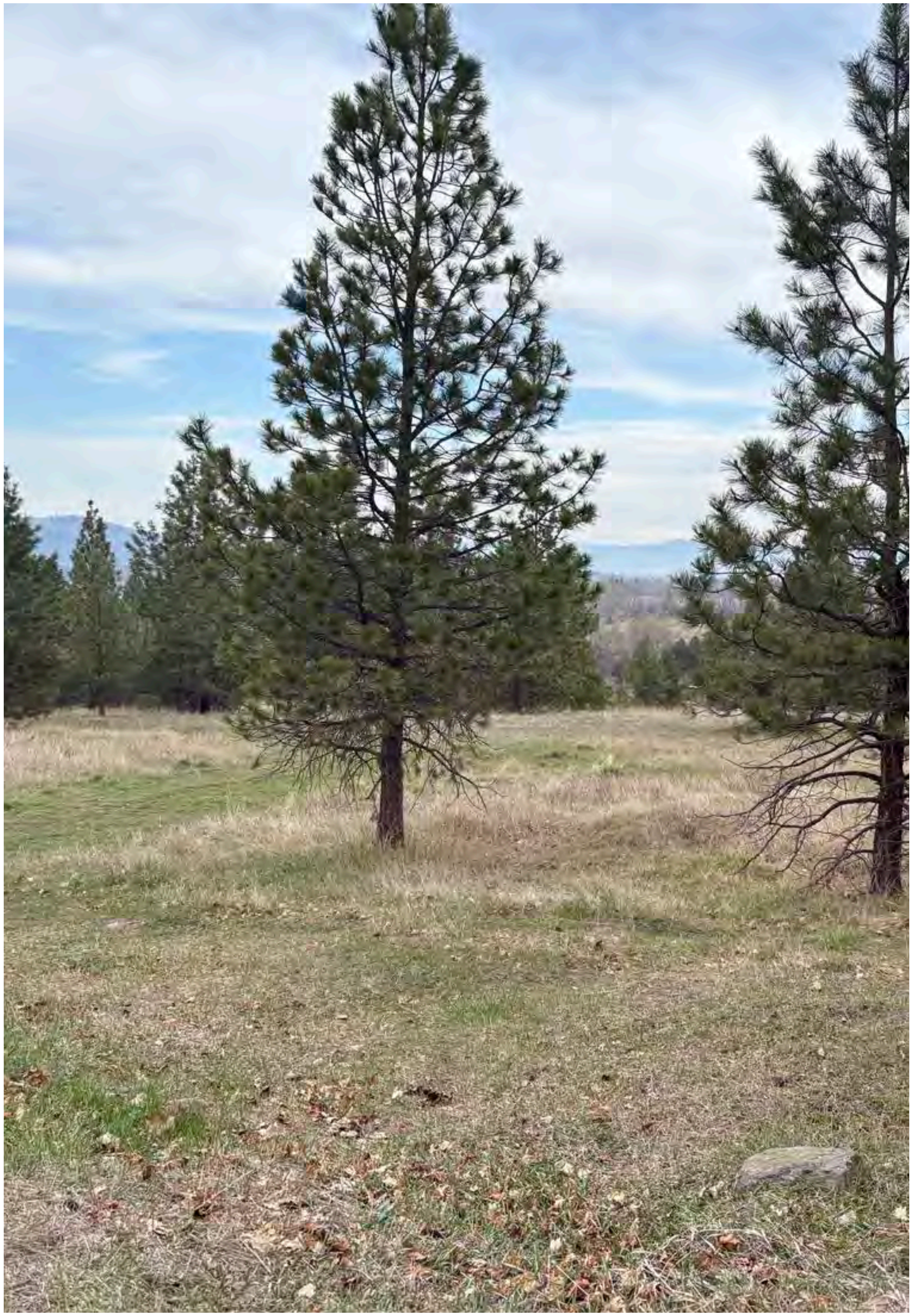

BITTERROOT RIVER
LOWER MILLER CREEK RD
LINDA VISTA BLVD
SITE
MILLER CREEK RD
Missoula COUNTY
Date: 3/10/2025
Miles
0 0.05 0.1 0.2 0.3 0.4 0.5

FIGURE 7.1: LOCATION MAP



PHYSICAL ASSESSMENT	
TOPOGRAPHY	4-10% slopes. Moderate slopes that should not constrain development. The site generally slopes down from the SE corner to the NW corner.
SOILS	Approximately 80% of the site is Minesinger-Bigarm complex, a relatively stable soil profile. About 20% of the property is Grassvalley silty clay loam, with higher variability in shrink-swell properties. This soil complex is oriented towards the NW corner. These soil profiles have the rating of ‘somewhat limited’ to development according to the NRCS.
CULTURAL / HISTORIC	Unfenced, with electrical boxes and infrastructure near road. Many paths run through the property.

REGULATORY ASSESSMENT	
JURISDICTION	Missoula County
GROWTH POLICY/ LAND USE PLAN	Missoula County Growth Policy 2019
LAND USE DESIGNATION/PLACE TYPE	Residential (2019 Missoula Area Land Use Element). Land use is primarily residential. Secondary uses may include small-scale commercial in limited locations.
ZONING	County R - Residential. A maximum of 6 homes/acre are allowed.

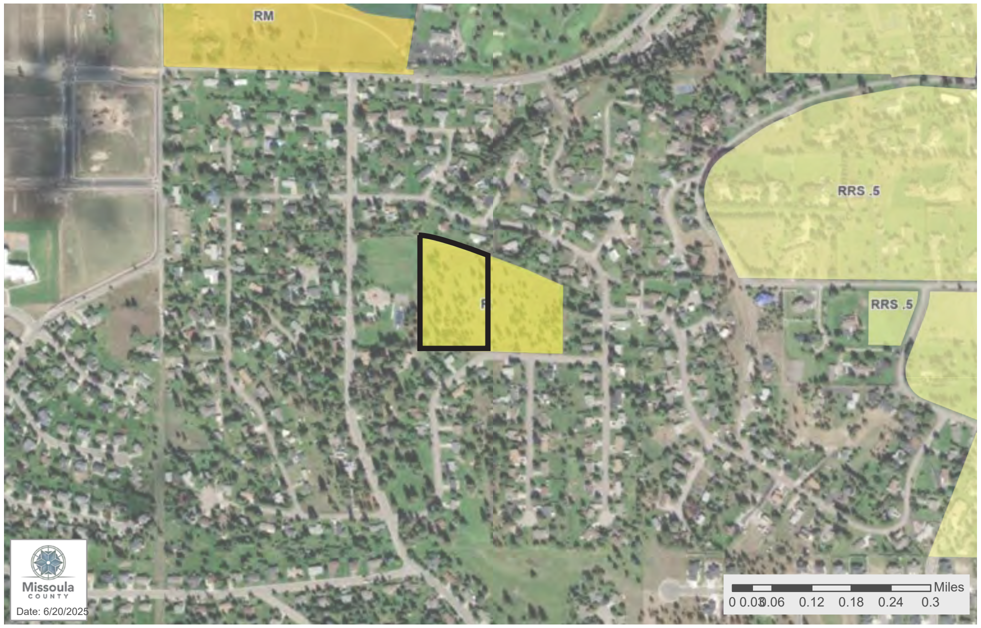


FIGURE 7.2: ZONING MAP

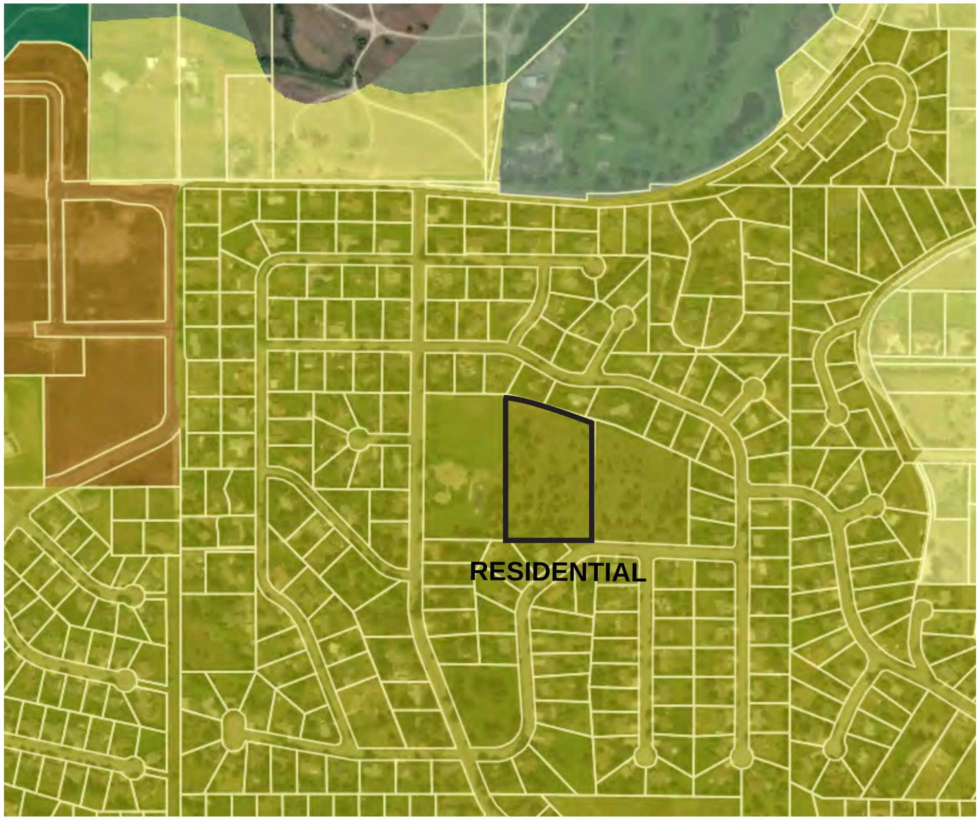


FIGURE 7.3: LAND USE PLAN MAP

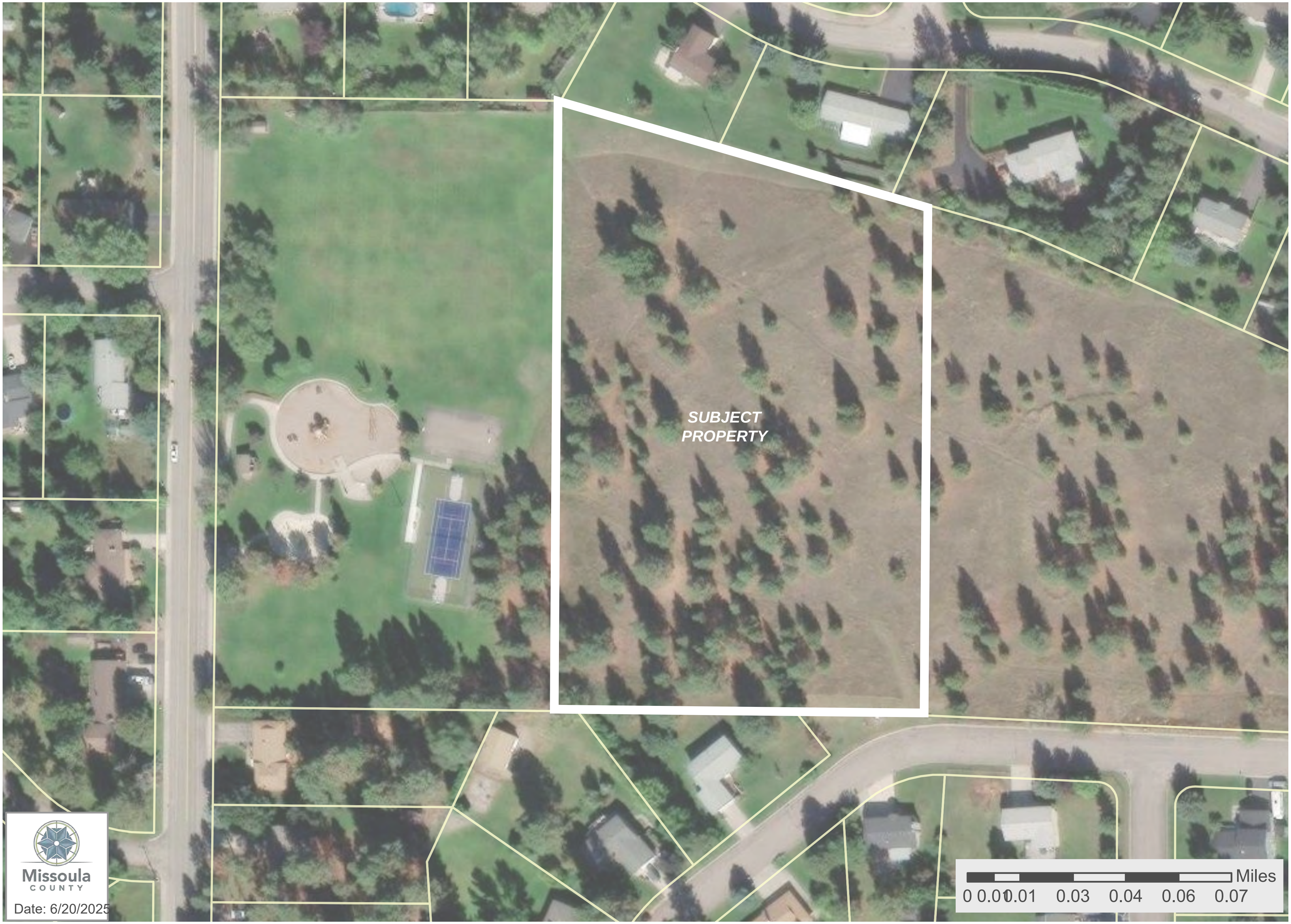

SUBJECT
PROPERTY
Missoula
COUNTY
Date: 6/20/2025
Miles
0
0.01
0.01
0.03
0.04
0.06
0.07

FIGURE 7.4: SITE MAP

TRANSPORTATION ASSESSMENT	
ACCESS	The only access is from Paul Lane, a residential street.
ACCESS CONTROL / PERMITS	This is not an MDT route.
TRANSIT	Transit is not available at this location. The nearest bus stops are at Gharrett Street and Southhills Drive. on Mountain Line Route 12, and Walmart Supercenter on Mountain Line Route 7. Both stops are 2 miles away.
BIKE AND PEDESTRIAN AMENITIES	There are no sidewalks or bike lanes on Paul Lane.
PLANNED PROJECTS	None

UTILITY ASSESSMENT	
SEWER	Existing City mains within Eldora Lane (8-in PVC), Linda Vista Boulevard (12-in PVC), and Paul Lane (6-in PVC). Does not appear to be a service to site. There do not appear to be any utility updates planned for this site.
WATER	Existing City mains within Eldora Lane (6-in PVC), Linda Vista Boulevard (8-in PVC), and along south border of property. There do not appear to be any current utility updates planned.
STORMWATER	There are no existing stormwater facilities on-site.
ELECTRIC	There are electrical pedestals along Paul Lane.

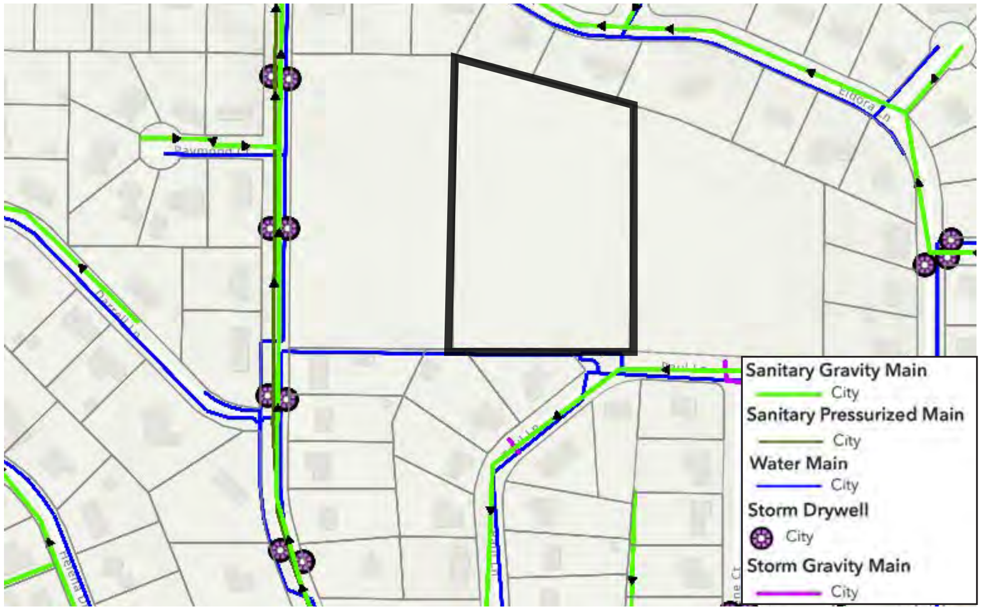
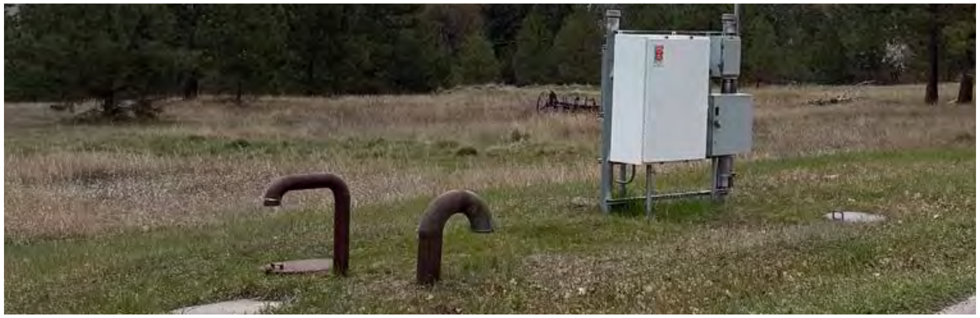
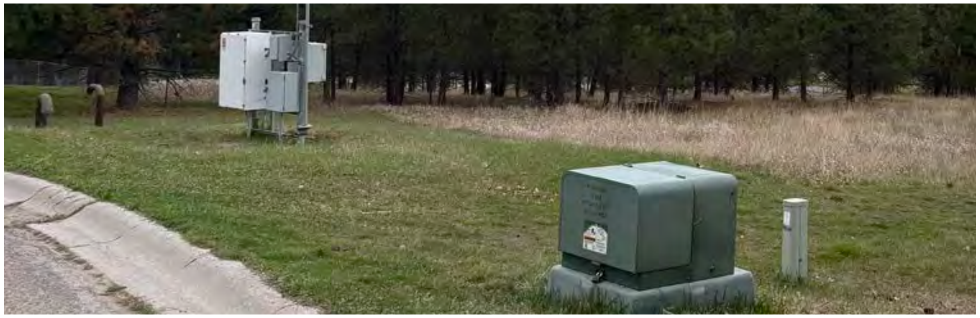

Eldora Ln
Paul Ln
Sanitary Gravity Main
City
Sanitary Pressurized Main
City
Water Main
City
Storm Drywell
City
Storm Gravity Main
City

FIGURE 7.5: PUBLIC UTILITY MAP





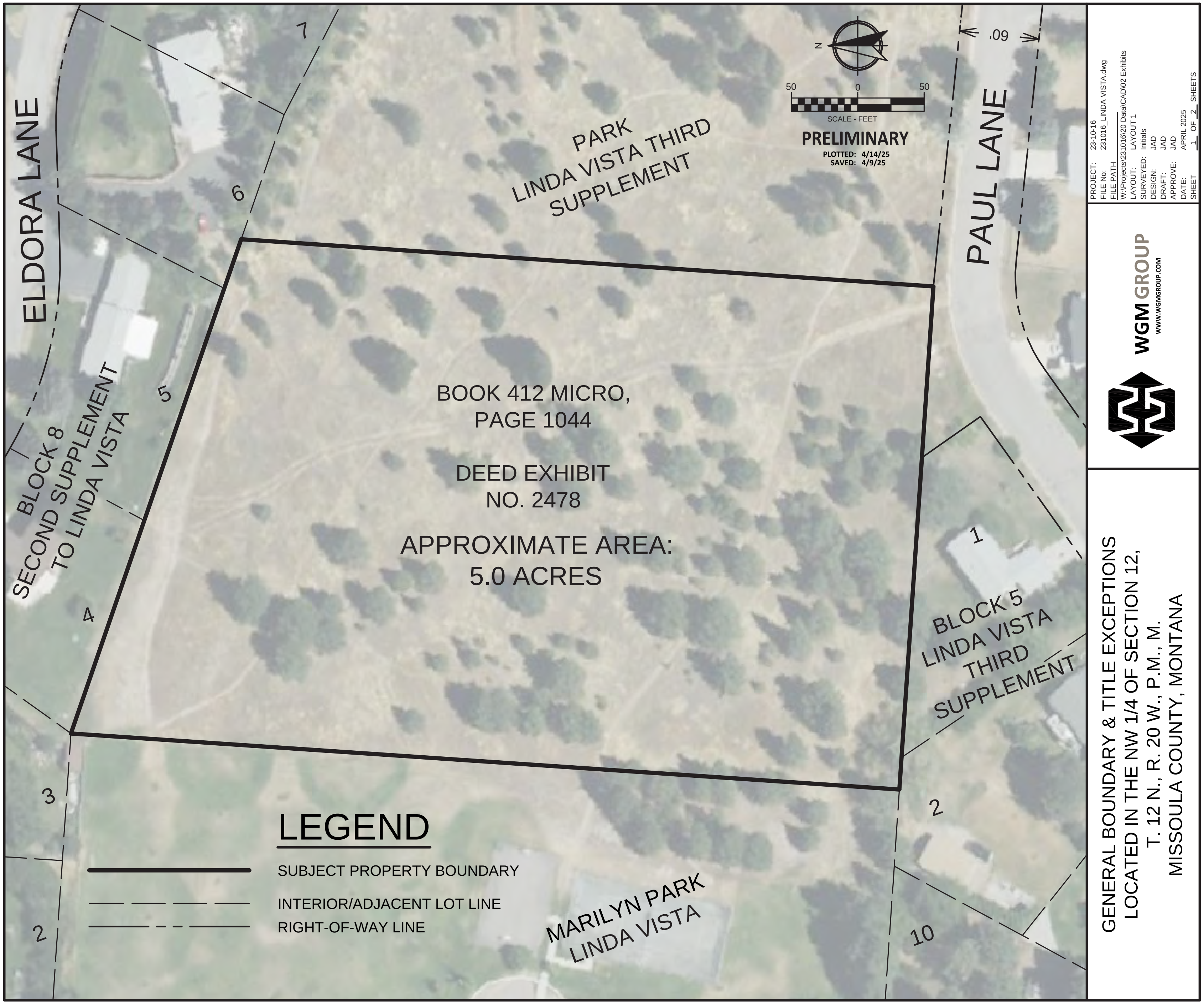

ELDORA LANE
PAUL LANE
60'
N
50
0
50
SCALE - FEET
PRELIMINARY
PLOTTED: 4/14/25
SAVED: 4/9/25
PARK
LINDA VISTA THIRD
SUPPLEMENT
7
6
5
4
3
2
1
2
10
BLOCK 8
SECOND SUPPLEMENT
TO LINDA VISTA
BOOK 412 MICRO,
PAGE 1044
DEED EXHIBIT
NO. 2478
APPROXIMATE AREA:
5.0 ACRES
BLOCK 5
LINDA VISTA
THIRD
SUPPLEMENT
MARILYN PARK
LINDA VISTA
LEGEND
SUBJECT PROPERTY BOUNDARY
INTERIOR/ADJACENT LOT LINE
RIGHT-OF-WAY LINE
PROJECT: 23-10-16
FILE No: 231016_LINDA VISTA.dwg
FILE PATH
W:\Projects\231016\20 Data\CAD\02 Exhibits
LAYOUT: LAYOUT 1
SURVEYED: Initials
DESIGN: JAD
DRAFT: JAD
APPROVE: JAD
DATE: APRIL 2025
SHEET 1 OF 2 SHEETS
WGM GROUP
WWW.WGMGROUP.COM
GENERAL BOUNDARY & TITLE EXCEPTIONS
LOCATED IN THE NW 1/4 OF SECTION 12,
T. 12 N., R. 20 W., P.M., M.
MISSOULA COUNTY, MONTANA

FIGURE 7.6: TITLE EXCEPTIONS MAP

TITLE COMMITMENT NO. 11346 EXCEPTIONS*****

[1]-[11] AND [14] THESE ITEMS ARE STANDARD TITLE POLICY EXCEPTIONS OR ARE NOT LAND SURVEY MATTERS, AND ARE NOT LOCATABLE (BLANKET IN NATURE).

[12] ALL MATTERS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AS DISCLOSED BY DEED EXHIBIT NO. 2478. NO EASEMENTS DISCLOSED.

[13] RESERVED TIMBER AND MINERAL RIGHTS CONTAINED IN DECREE OF DISTRIBUTION IN BOOK 8 OF ORDER AND DECREE, PAGE 284. SUBJECT PROPERTY PLOTTED HEREON.

NOTES:

1) BOUNDARY LINES SHOWN HEREON WERE COMPUTED FROM RECORD DATA FROM SURVEYS/PLATS ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA AND IS FOR MAPPING/PLANNING PURPOSES ONLY AND IS NOT TO BE RELIED UPON.

2) EASEMENT LINE WORK SHOWN HEREON IS FROM REVIEW OF TITLE COMMITMENT NO. 11346 WITH A COMMITMENT DATE OF APRIL 7, 2025, ISSUED BY STEWART TITLE GUARANTY COMPANY.

3) NO FIELDWORK HAS BEEN DONE TO CONFIRM LOCATIONS OF BOUNDARY/EASEMENT LINES.

4) SUBJECT PROPERTY LIES WITHIN CITY OF MISSOULA, MONTANA.

OWNER

MISSOULA COUNTY
SCHOOL DISTRICT #1

PRELIMINARY

PLOTTED: 4/14/25
SAVED: 4/9/25

PROJECT: 23-10-16
FILE No: 231016_LINDA VISTA.dwg
FILE PATH
W:\Projects\231016\20 Data\CAD\02 Exhibits
LAYOUT: LAYOUT 1
SURVEYED: Initials
DESIGN: JAD
DRAFT: JAD
APPROVE: JAD
DATE: APRIL 2025
SHEET 2 OF 2 SHEETS

WGM GROUP
WWW.WGMGROUP.COM

GENERAL BOUNDARY & TITLE EXCEPTIONS
LOCATED IN THE NW 1/4 OF SECTION 12,
T. 12 N., R. 20 W., P.M., M.
MISSOULA COUNTY, MONTANA

LINDA VISTA PROPERTY

The Linda Vista Property is unlikely to ever be used by MCPS for a school because of its size, location, and limited access. The property has potential for residential development or could be an addition to the existing adjacent park.

Key Considerations

Location

The location and size of the property does not align with future MCPS needs.

Recreation Area

The property could potentially be a regional or community park, but the property is not located in a PROST Priority Parkland Investment Area.

Public Concern

The neighborhood values the open space that this property provides.

City/County/UM Interest

Potential for land trade with City or County.

Other MCPS Uses Considered

None were identified.

Options Evaluated

1 Maintain ownership of property and use as an undeveloped park.

2 Explore sale or trade to the City.

RECOMMENDATION

EXPLORE SALE OR TRADE TO THE CITY
The recommendation for the Linda Vista Property is to explore a sale or trade to the City. The sale or trade could be used to acquire property in the northern area of Missoula.

The broker opinion of value is $1,200,000 to $1,525,000 with a suggested list price of $1,815,000. The estimated marketing time to secure a tenant or buyer is 12 to 15 months. See Appendix B for more information.

IMPLEMENTATION CONSIDERATIONS

The goal for this property is to either sell the property to the City or trade the property with another City property that's a better fit for MCPS's needs. The property could be part of a larger deal, including additional properties.

ALTERNATIVE CONSIDERATIONS

If there are challenges with executing the recommendation for this property, selling this property on the open market should be considered.

See the Implementation chapter for additional details on forming a working group to negotiate a sale or land trade.

MOUNT JUMBO BUILDING

MOUNT JUMBO BUILDING

The property assessment begins with a summary of the property, building, and financial assessment. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

PROPERTY ASSESSMENT						
	Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the property have appropriate access and connectivity?
ASSESSMENT	✖	❗	❗	❗	✖	❗
NOTES	The property is not utilized by MCPS.	The property is smaller than the recommended size for a school, but there is a County-owner park adjacent to the MCPS property providing additional outdoor space.	The property is located in an area where some residential growth is planned.	The property's size can support an alternative instructional space, but the size has connectivity challenges and is not centrally located.	None have been identified.	The property has good access, but limited bike, pedestrian, and transit connectivity.

BUILDING ASSESSMENT

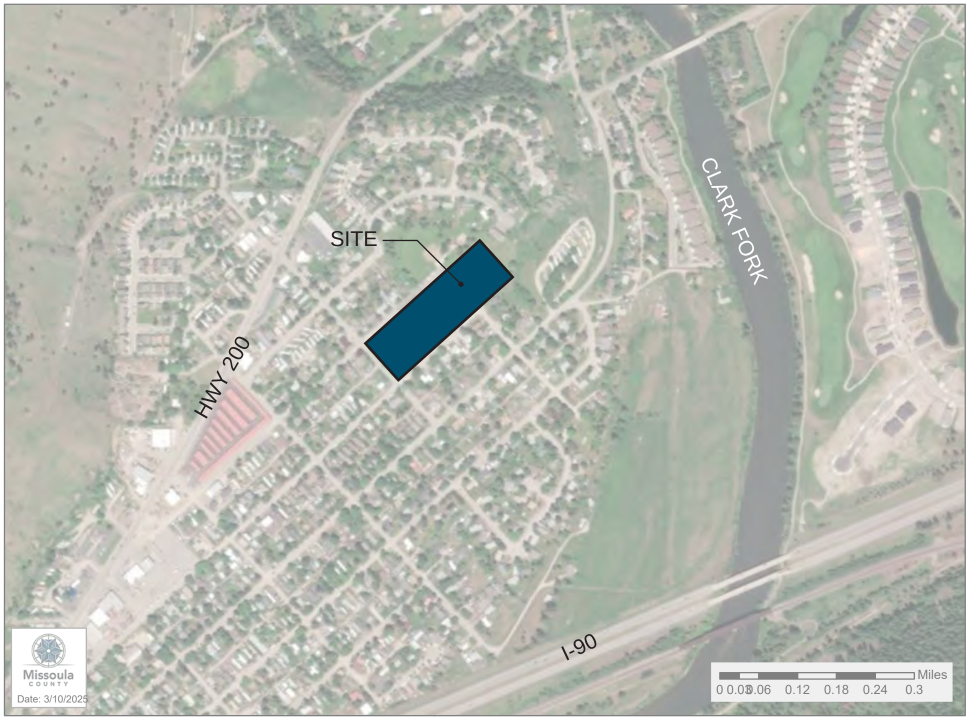
	What is the overall building condition?	What is the capacity of the building to be used as a school?	What is the structural building condition?	What is the mechanical building condition?	What is the plumbing building condition?	What is the electrical building condition?
ASSESSMENT	!	✓	✓	!	✓	!
NOTES	Overall building condition is satisfactory.	Building is properly equipped for education.	No major issues.	Upgrades needed.	Generally in good condition.	Upgrades anticipated in near future as equipment is nearing its life expectancy.

FINANCIAL ASSESSMENT

	What is the value of the property?	What are the minimum costs to reopen the building as a school?	What are the minimum costs to renovate the building for another use?	Has there been recent investment in the building?	Is there deferred maintenance?	Does the property generate income?	Does the income support long-term maintenance of the building?
ASSESSMENT	N/A	Minimal: generally, building is in satisfactory condition	Not recommended.	No major investments.	Structural: $20,000 (1-3 years) and $170,000* (3-5 years) Building: $2,450,000 roofing, fenestration, exterior cladding, Mechanical and Electrical: $350,000 Total = $2,990,000	$55,200/ year	No
NOTES	The value of the property has not been evaluated at this time.	Recommended improvements: roofing, some fenestration, various mechanical components	Building is properly equipped for education. Renovating to another use is not recommended		*Destructive investigation and assessment required to determine extents of upgrades. Upgrades estimated at ~$5/sf.	Friends of the Children Does Missoula Police pay rent?	

PROPERTY INFORMATION

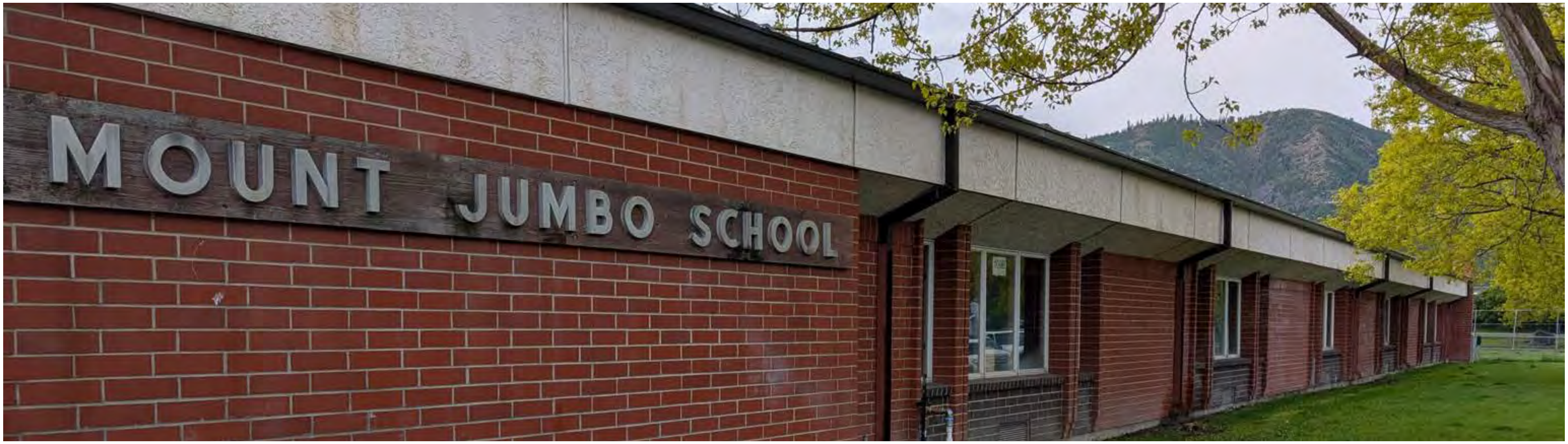
PROPERTY LOCATION GEOCODE	04-2200-24-1-25-01-0000
PROPERTY ADDRESS	735 Michigan Avenue 59802
PROPERTY AREA	5.07 acres
EXISTING STRUCTURES AND USES	Former elementary school building closed in 2004. Approximately 1.5 acres of grass fields.
ADJACENT USES	Residential; East Missoula Lions Park
EXISTING LEASES	Friends of the Children, Missoula Police Department
NUMBER OF PARCELS	1


SITE
CLARK FORK
HWY 200
I-90
Missoula COUNTY
Date: 3/10/2025
0 0.03 0.06 0.12 0.18 0.24 0.3 Miles

Map Center: X: -113.93744 - Y: 46.87530

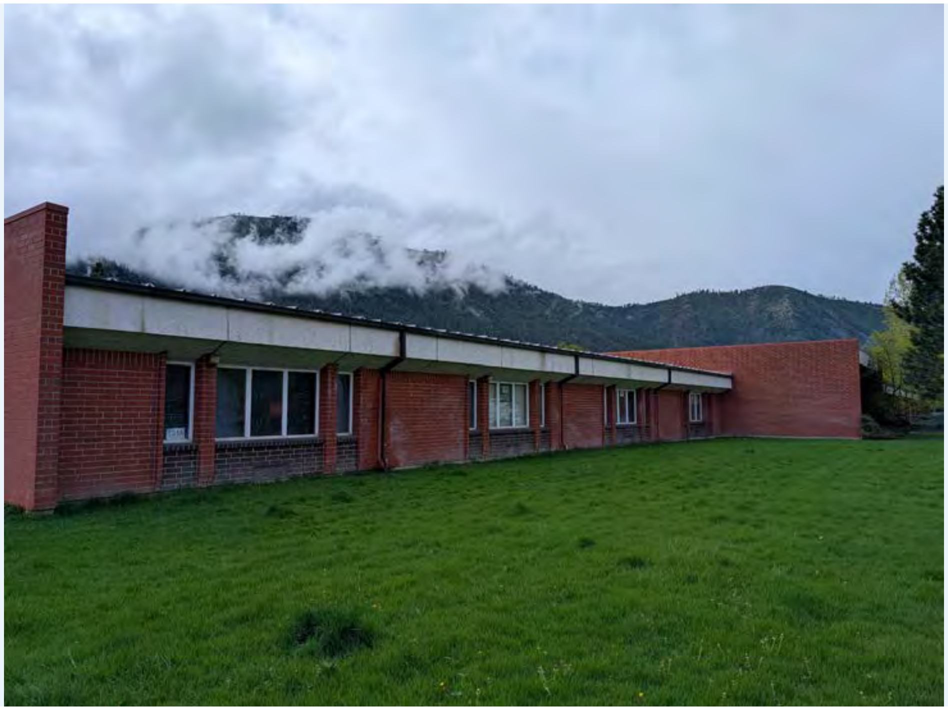
The material displayed on this page is informational and should be used for reference only. No reliance should be placed thereon without verification by the user. Missoula County does not warrant that the information is either complete or accurate. No representation, warranties or covenants of any kind are made by Missoula County. Before acting on the information contained on this page the user should consult original documents.

FIGURE 6.1: LOCATION MAP


MOUNT JUMBO SCHOOL

MCPS

REGULATORY ASSESSMENT	
JURISDICTION	Missoula County
GROWTH POLICY/ LAND USE PLAN	Missoula County Growth Policy 2019
LAND USE DESIGNATION/PLACE TYPE	Residential (2019 Missoula Area Land Use Element). Land use is primarily residential. Secondary uses may include small-scale commercial in limited locations.
ZONING	County R (Residential), allows a maximum of 6 homes/acre.



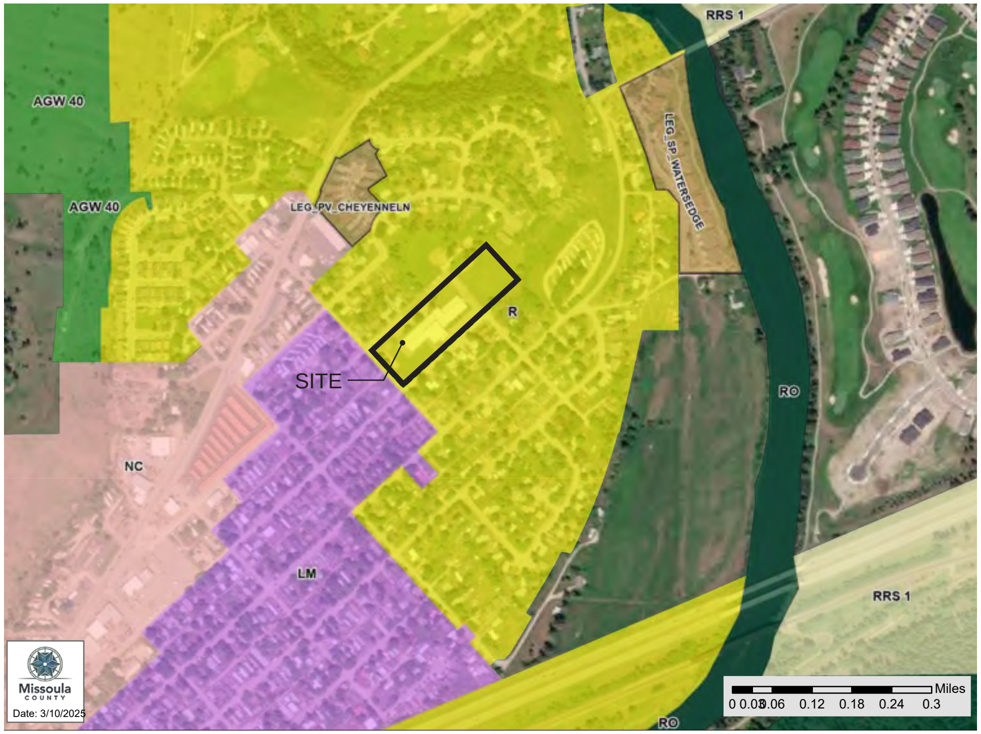

RRS 1
AGW 40
AGW 40
LEG_PV_CHEYENNELN
LEG_SP_WATERSEDGE
R
SITE
RO
NC
LM
RRS 1
RO
Missoula COUNTY
Date: 3/10/2025
Miles
0 0.03 0.06 0.12 0.18 0.24 0.3

FIGURE 6.2: ZONING MAP

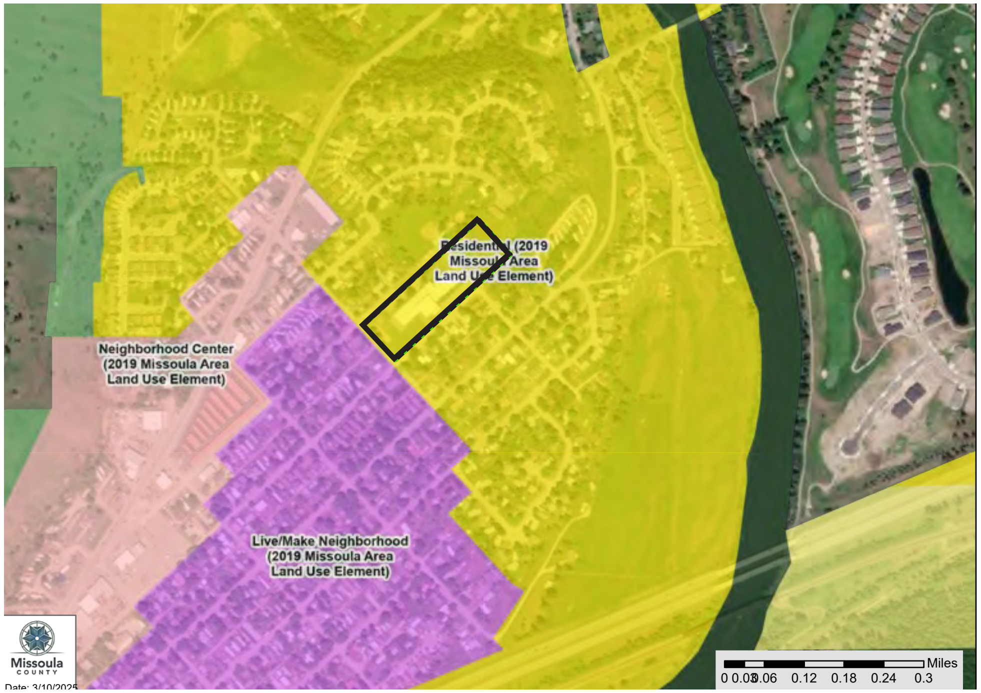

Residential (2019 Missoula Area Land Use Element)
Neighborhood Center (2019 Missoula Area Land Use Element)
Live/Make Neighborhood (2019 Missoula Area Land Use Element)
Missoula COUNTY
Date: 3/10/2025
Miles
0 0.03 0.06 0.12 0.18 0.24 0.3

FIGURE 6.3: LAND USE PLAN MAP

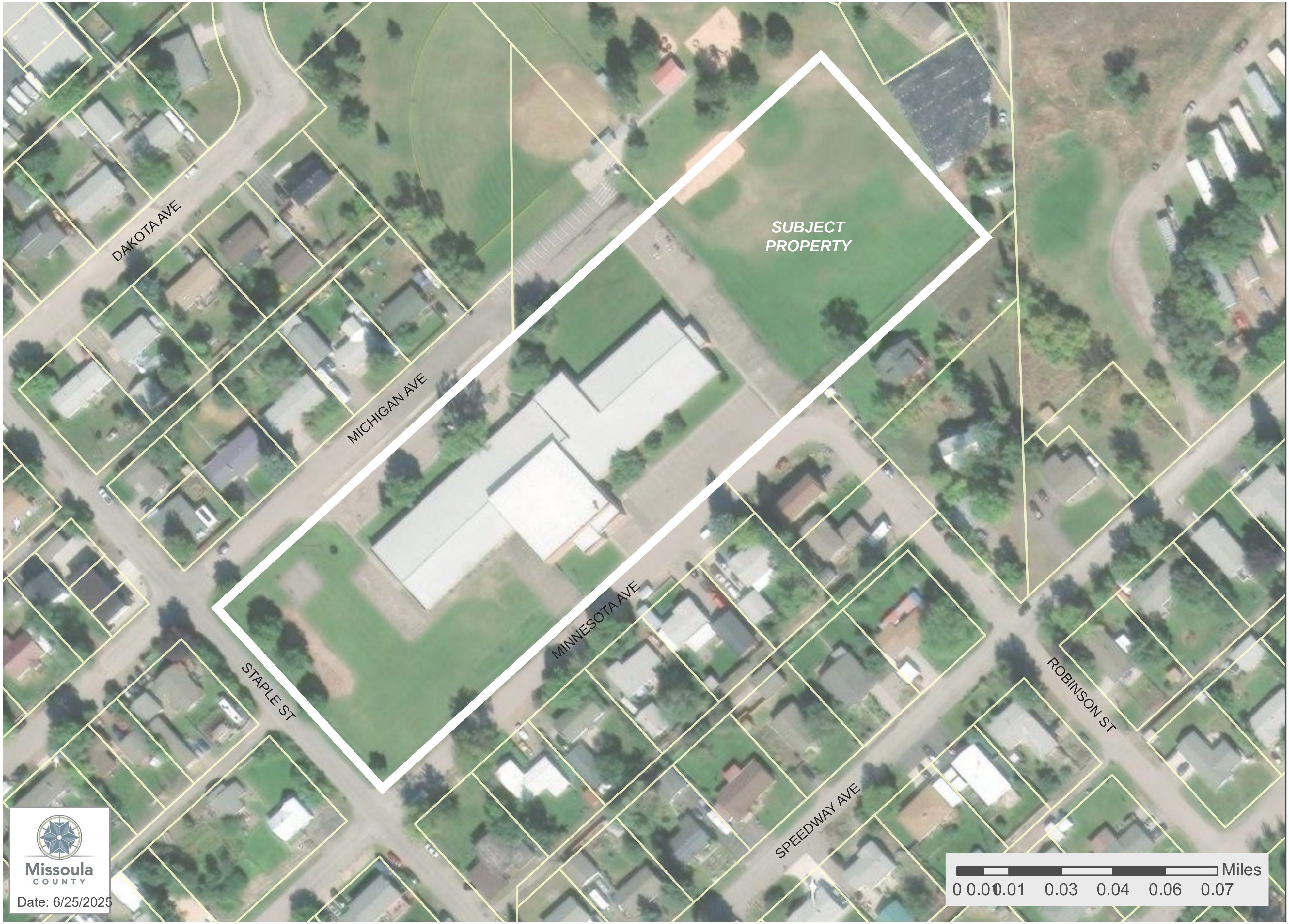
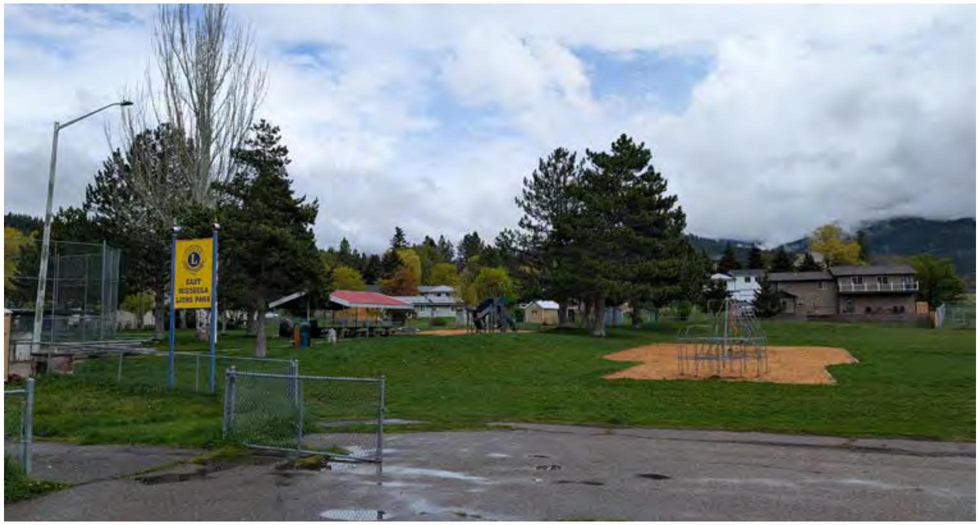

SUBJECT PROPERTY
DAKOTA AVE
MICHIGAN AVE
MINNESOTA AVE
STAPLE ST
ROBINSON ST
SPEEDWAY AVE
Missoula COUNTY
Date: 6/25/2025
Miles
0 0.01 0.01 0.03 0.04 0.06 0.07

FIGURE 6.4: SITE MAP

TRANSPORTATION ASSESSMENT	
ACCESS	Two driveways and parking lots exist on Michigan Avenue and Minnesota Avenue, and a driveway connects the two through the property. Highway 200 is two blocks away.
TRANSIT	Bus stop at southwest corner of the property
BIKE AND PEDESTRIAN AMENITIES	No nearby bike lanes and limited sidewalks in neighborhood
PARKING	Approximately 30 off-street parking spaces and on-street parking along Minnesota Avenue, Michigan Avenue, and Staple Street
PLANNED PROJECTS	Complete street improvements with pedestrian, bicycle, and streetscape planned for Highway 200

UTILITY ASSESSMENT	
SEWER	East Missoula Sewer service
WATER	Existing mains nearby (in Michigan Avenue and Staple Street) non-lead water service
STORMWATER	Existing dry wells along Michigan Avenue and Minnesota Avenue, and there appear to be sumps located on property.


EAST MISSOULA LIONS PARK

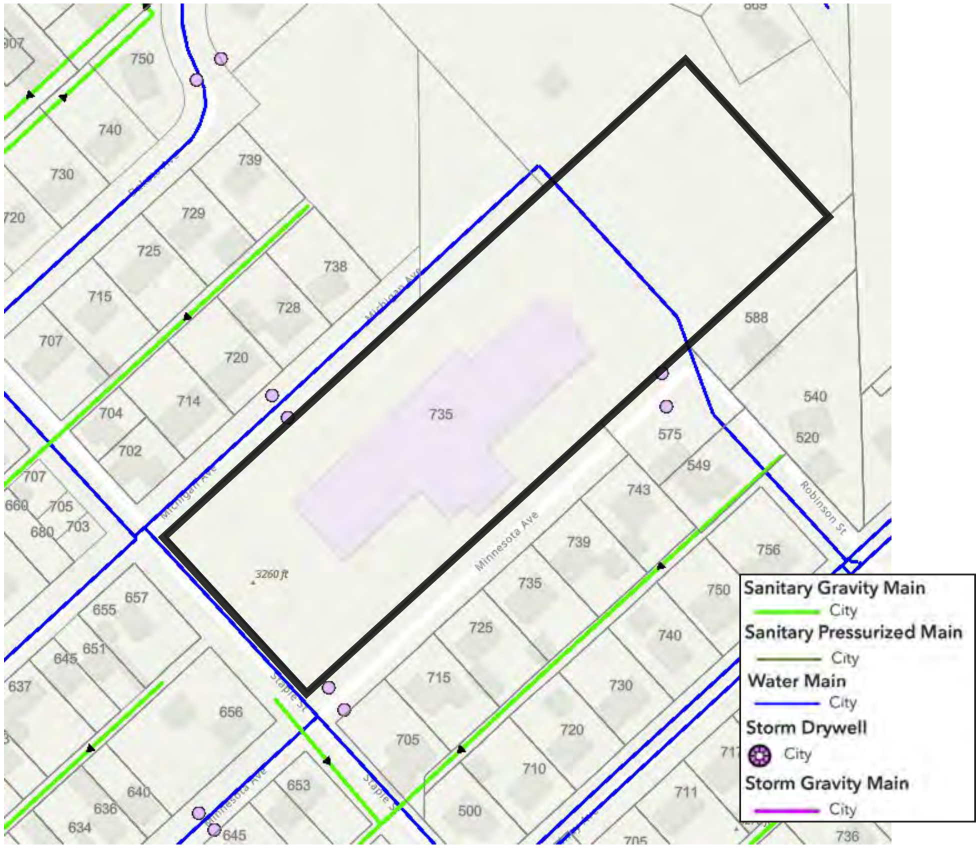

Michigan Ave
Minnesota Ave
Staple St
Robinson St
735
3260 ft
Sanitary Gravity Main
City
Sanitary Pressurized Main
City
Water Main
City
Storm Drywell
City
Storm Gravity Main
City

FIGURE 6.5: PUBLIC UTILITY MAP

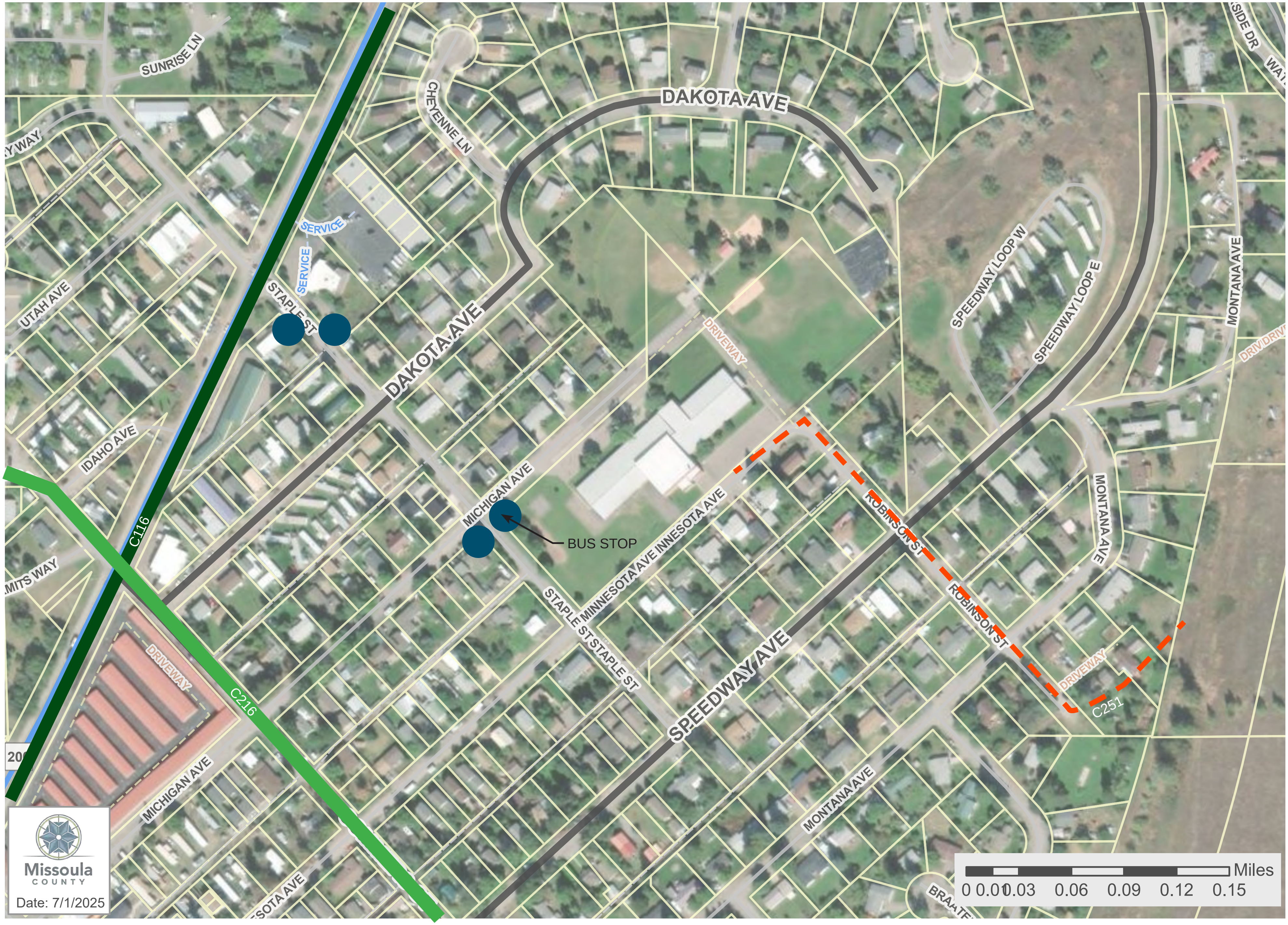
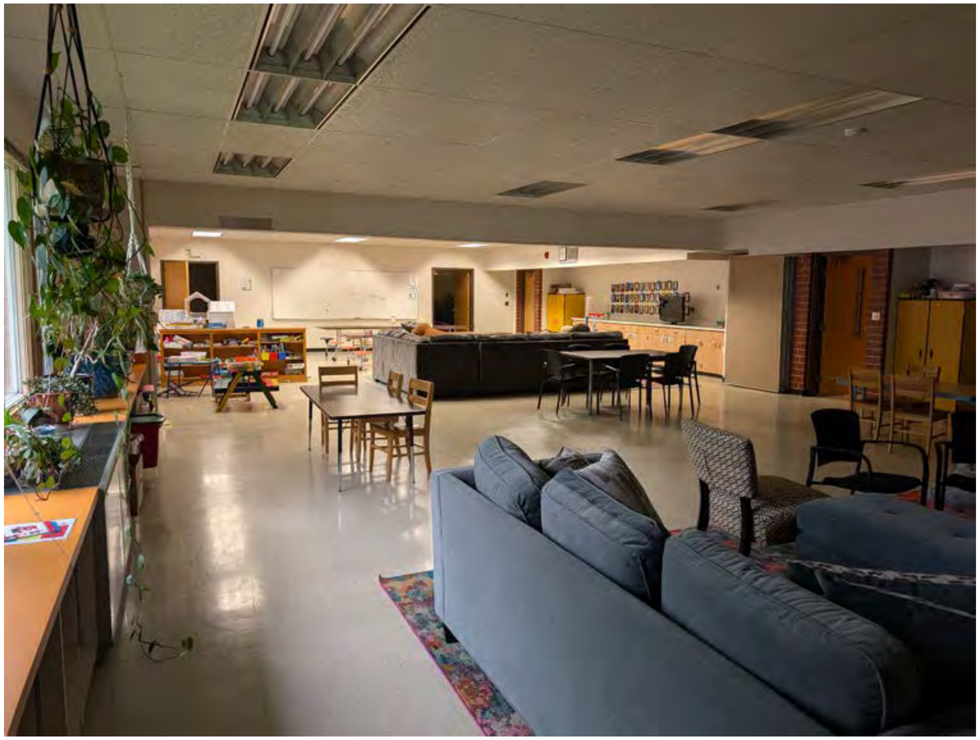
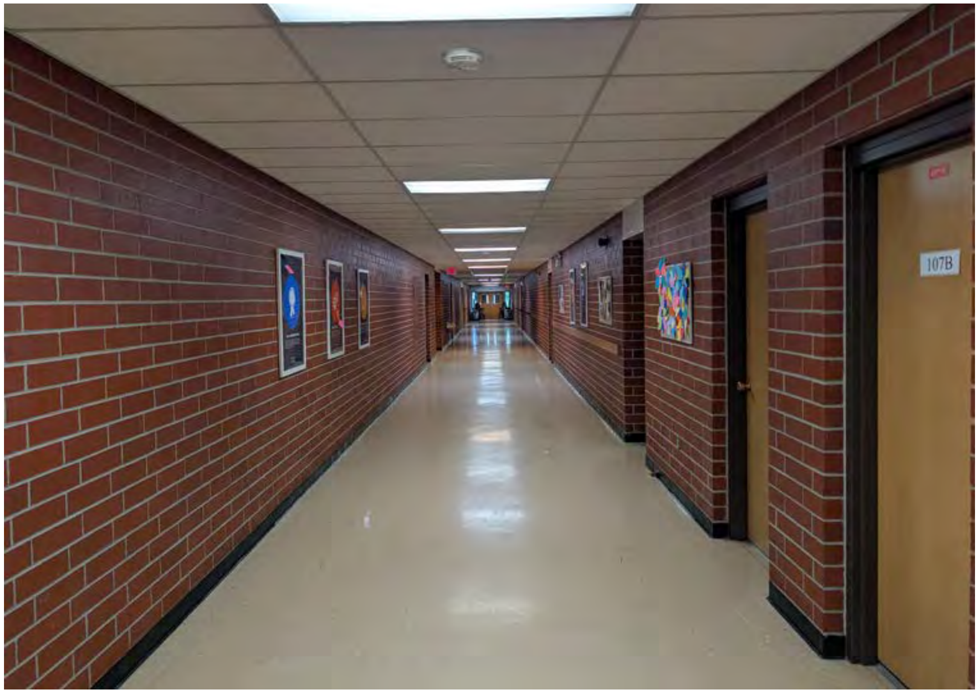

SUNRISE LN
DAKOTA AVE
CHEYENNE LN
SERVICE
SERVICE
STAPLE ST
UTAH AVE
DAKOTA AVE
DRIVEWAY
SPEEDWAY LOOP W
SPEEDWAY LOOP E
MONTANA AVE
IDAHO AVE
MICHIGAN AVE
BUS STOP
MINNESOTA AVE
INNESOTA AVE
ROBINSON ST
ROBINSON ST
MONTANA AVE
C116
C216
C251
DRIVEWAY
DRIVEWAY
STAPLE ST
STAPLE ST
SPEEDWAY AVE
MICHIGAN AVE
MONTANA AVE
Missoula
COUNTY
Date: 7/1/2025
Miles
0 0.01 0.03 0.06 0.09 0.12 0.15

FIGURE 6.6: TRANSPORTATION MAP

BUILDING ASSESSMENT

SIZE	39,800 sf
YEAR BUILT	1978
ADDITIONS	None
PHYSICAL CONDITION	! Building overall condition is satisfactory. Exterior masonry is in good condition. Building soffits and fascias require maintenance. Fenestration is satisfactory.
DEFICIENCIES	None. Roof is nearing the end of useful lifespan.
FUNCTIONALITY	Building has the potential to function as a school. No major issues prevent primary function.
FACILITY AMENITIES	Building contains all necessary programmatic spaces for a primary school.

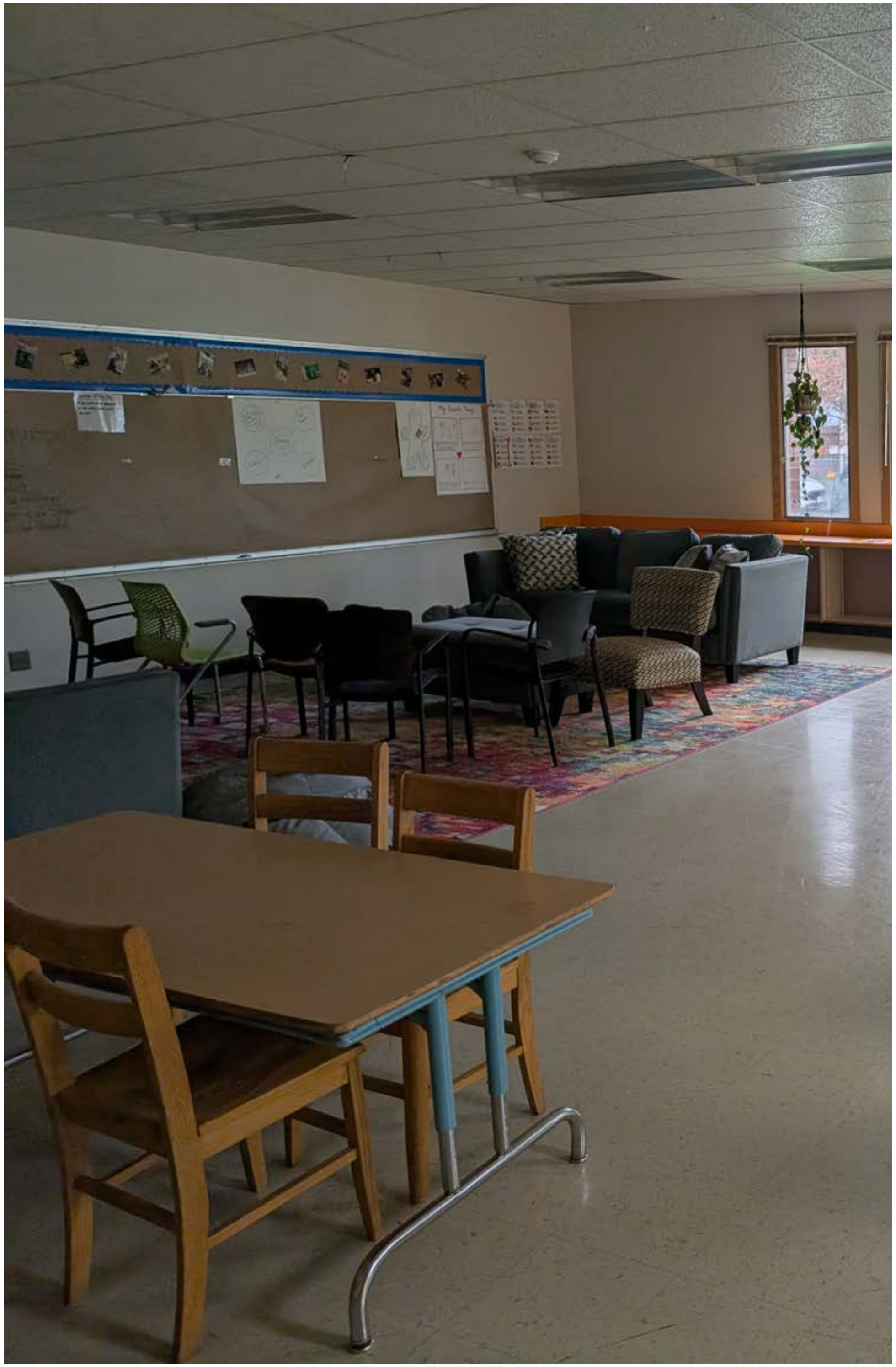


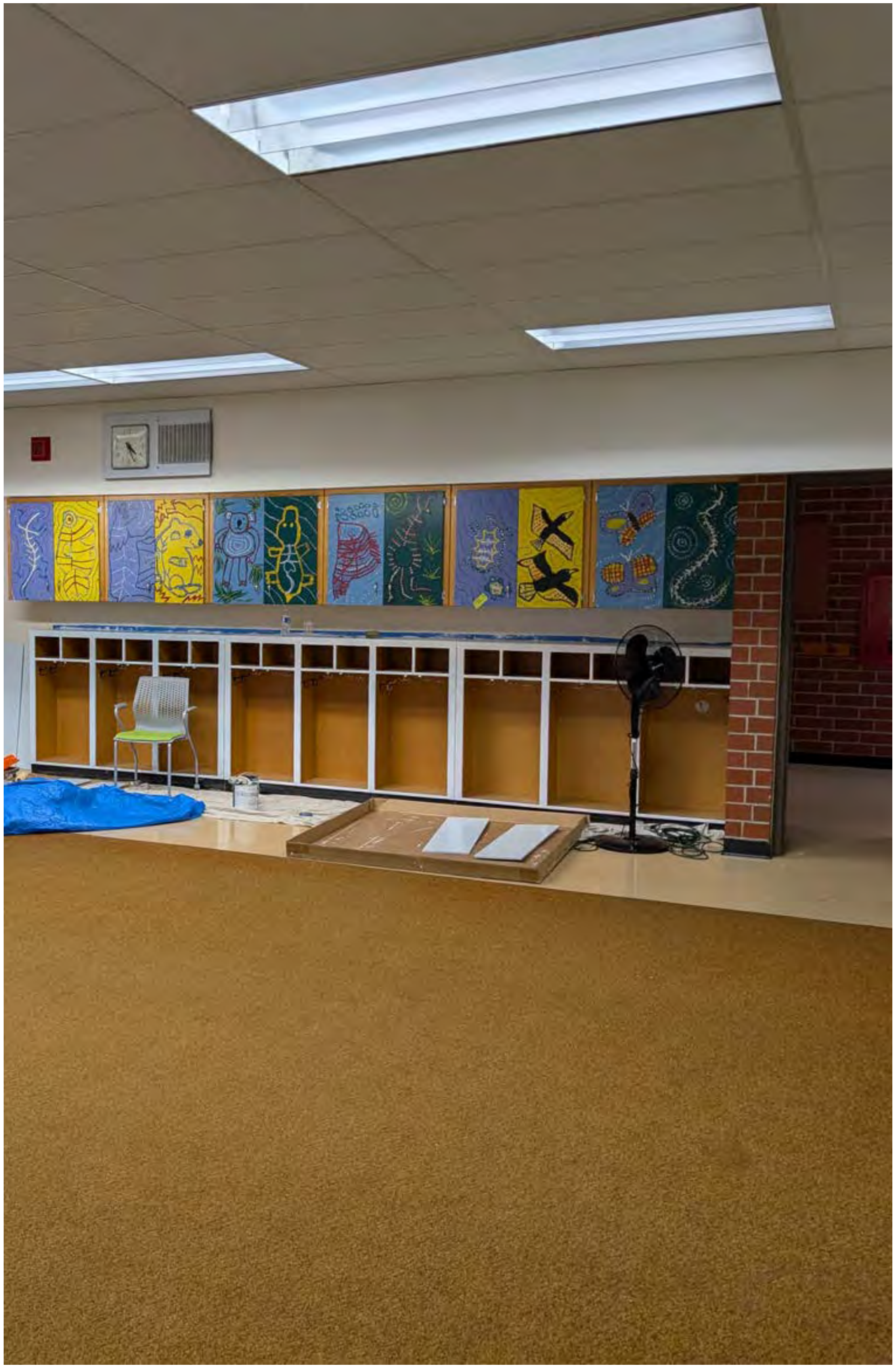


BUILDING STRUCTURAL ASSESSMENT	
YEAR BUILT	1978
SIZE	None
ADDITIONS	Unknown
PHYSICAL CONDITION	✓ Generally Good
DEFICIENCIES	1. Poor exterior drainage without backgrade, cracking in drywall over various windows 2. Further investigation, possibly destructive, could be required to determine if the lateral system is adequate in the direction parallel to the length of the building. The existing drawings do not indicate lateral elements (with proper detailing) for the direction parallel to the length of the building, besides a small length of the CMU gym wall. MCPS should consider this item a high priority.
STRUCTURAL SYSTEM	Concrete foundations, steel pipe columns, steel beams with steel “J” purlins, CMU walls (likely reinforced, but reinforcement not known) at gymnasium with steel tubes within CMU wall supporting steel beam, “J” purlin roof, concrete joists, slab at elevated locker rooms, steel braced frames in north west to south west direction (perpendicular to length of the building)
STRUCTURAL SYSTEM DEFICIENCIES AND/ OR UNKNOWNS	Lateral system in both directions appears to have seismic limitations, braced frames appear to have insufficient detailing, lateral system is not apparent parallel to the length of the building as the architectural building sections don’t indicate the brick bearing walls extend to the roof

MEP ASSESSMENT	
MECHANICAL SYSTEM	! Heating hot water boiler is in fair condition but near its useful life of around 30 years. The associated hydronic pumps are in poor condition and need replacement The unit ventilators, air handlers, and cabinet unit heaters are in fair condition. Ventilation throughout the building seems sufficient. No cooling.
PLUMBING SYSTEM	✓ Storage type gas fired water heater is in fair condition but are beyond their useful life and should be considered for replacement. Domestic water piping appears to all be copper and fair condition. Assume most fixtures are original and should be considered for replacement.
FIRE SPRINKLER	None.
ELECTRICAL POWER SYSTEM	! Panels and transformers are older but high quality and well maintained. All wiring appeared to be modern type and adequate for current use. Materials and installation appear to be high quality and well maintained. These systems have very long functional lives when well maintained but all of the equipment has an expected life of 30-50 years. This building is approaching the higher end of the expected life and the power distribution equipment should be considered for replacement as part of any extensive renovations.

MEP ASSESSMENT	
ELECTRICAL LIGHTING SYSTEM	! Outdated fluorescent type but in good condition. Lighting controls systems do not meet current Energy Code but are in good working condition.
COMMUNICATIONS SYSTEMS	! Communications system, including voice and data appeared present and functional. Clock and bell system was present but condition unknown. It looks old. This same, or very similar, type system type was present in all of the buildings that we evaluated, except Old Administration.
SAFETY AND SECURITY SYSTEMS	! Fire alarm system is older but coverage appeared adequate and system appeared functional. Should be considered for an upgrade due to limited life expectancy of these systems. This same, or very similar, type system was present in all of the buildings that we evaluated. Intrusion detection system was present and appeared to be functional.





MOUNT JUMBO BUILDING

The Mount Jumbo Building is in good condition in a location where a school may be needed in the future. Maintaining flexibility on this property to respond to community growth is important.

Key Considerations

Location The location of this property along with the condition of the building makes it important to MCPS in maintaining flexibility for the future.

City/County/UM Interest

None identified.

Other MCPS Uses Considered

K-8 School The building could be used as a K-8 school which would help fill the gap of a Northside middle school.

Options Evaluated

1. Maintain building for non-profits and MCPS ownership for long-term flexibility.
2. Explore consolidating with adjacent County property through a land trade or purchase. Hold for future use and invest in building as an MCPS amenity or a future school depending on needs.

RECOMMENDATION

MAINTAIN OWNERSHIP AND MAXIMIZE LEASES
The recommendation for the Mount Jumbo Building is to maintain ownership of the property and maximize leases of the property. Three-year leases are recommended to provide stability for tenants..

IMPLEMENTATION CONSIDERATIONS

For the properties where MCPS maintains ownership, the goal is to maximize utilization and leased space of the building. This will benefit the longevity of the building and offset maintenance costs. Tasks associated with leasing the building include evaluation lease rates so rates are aligned with the market, addressing staffing needs to provide adequate day-to-day maintenance service for tenants, and determine a long-term maintenance strategy to address deferred maintenance. See the Implementation chapter for additional details.

Open-minded
Communicators
PRESCOTT SCHOOL
PRESCOTT SCHOOL

PRESCOTT BUILDING

PRESCOTT BUILDING

The property assessment begins with a summary of the property, building, and financial assessment. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

PROPERTY ASSESSMENT

	Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the property have appropriate access and connectivity?
ASSESSMENT	✖	✖	✖	❗	✖	❗
NOTES	The property is not used by MCPS.	The property is smaller than the recommended size for a school.	Property located in area with anticipated low residential growth.	The property is not centrally located which may limit using the property for a community-wide use. The costs of renovating the building will be difficult to overcome.	None have been identified.	The property has good access and decent bike, pedestrian, and transit connectivity within the neighborhood. Accessing the Rattlesnake neighborhood could be limiting for the larger community.

BUILDING ASSESSMENT

	What is the overall building condition?	What is the capacity of the building to be used as a school?	What is the structural building condition?	What is the mechanical building condition?	What is the plumbing building condition?	What is the electrical building condition?
ASSESSMENT	✗	✗	✓	✗	✗	✗
NOTES	The exterior is in satisfactory condition, but most interior components need replacement.	The building is not suitable for traditional education.	Generally good	Major upgrades needed.	Major upgrades needed.	Major upgrades needed.

FINANCIAL ASSESSMENT							
	What is the value of the property?*	What are the costs associated with renovating the building to reopen the building as a school?	What are the minimum costs to renovate the building for another use?	Has there been recent investment in the building?	Is there deferred maintenance?	Does the property generate income?	Does the income support long-term maintenance of the building?
ASSESSMENT	$2.1 million to $2.615 million	Unknown. Significant investment would be required.	$9 million minimum investment required for a complete renovation to another use.	No	Most systems have failed.	No	No
NOTES	*Based on BOV provided by SterlingCRE Advisors.	Building is not suitable for traditional education. Renovation for primary education is not recommended.	Assumes complete renovation and change of occupancy. Costs would vary based on intended use.		Building will require significant investment to re-open.		

PROPERTY INFORMATION	
PROPERTY GEOCODE	04-2200-23-2-04-01-0000
PROPERTY ADDRESS	1100 Harrison Street 59802
PROPERTY AREA	2.4 acres
EXISTING STRUCTURES	Former K-5 school closed in 2004
ADJACENT USES	Residential, City Open Space (Mount Jumbo)
ADDITIONAL PROPERTY INFORMATION	The “L” Trailhead to Mount Jumbo off of Taylor Street is part of the property.
NUMBER OF PARCELS/LOTS	5 lots plus 2 lots connecting to Mount Jumbo

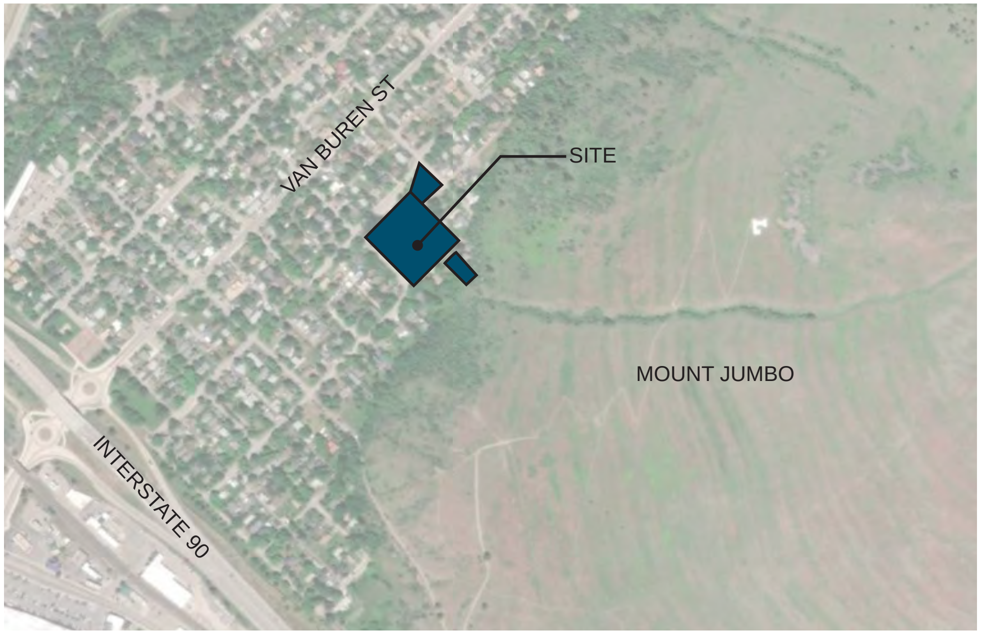
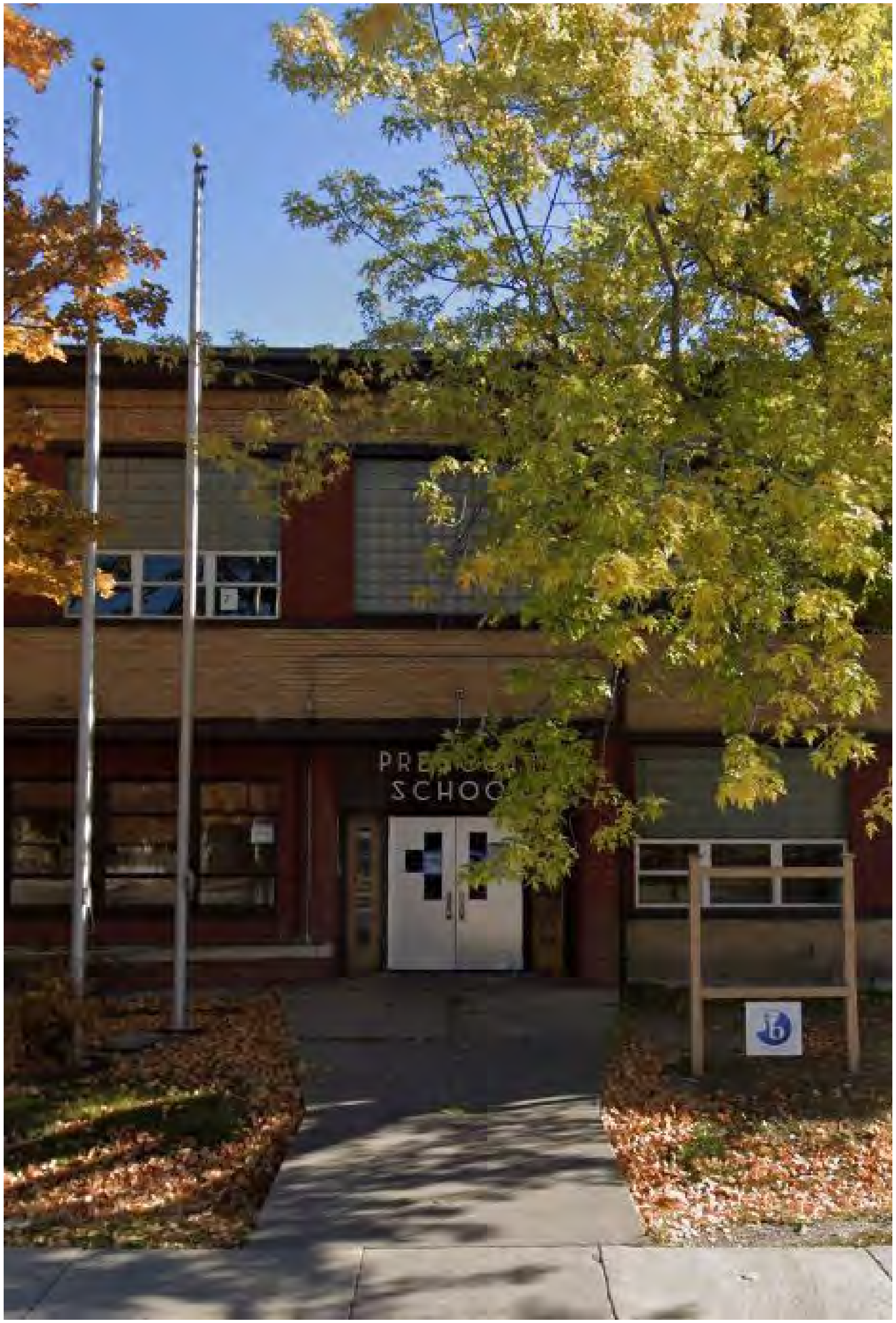


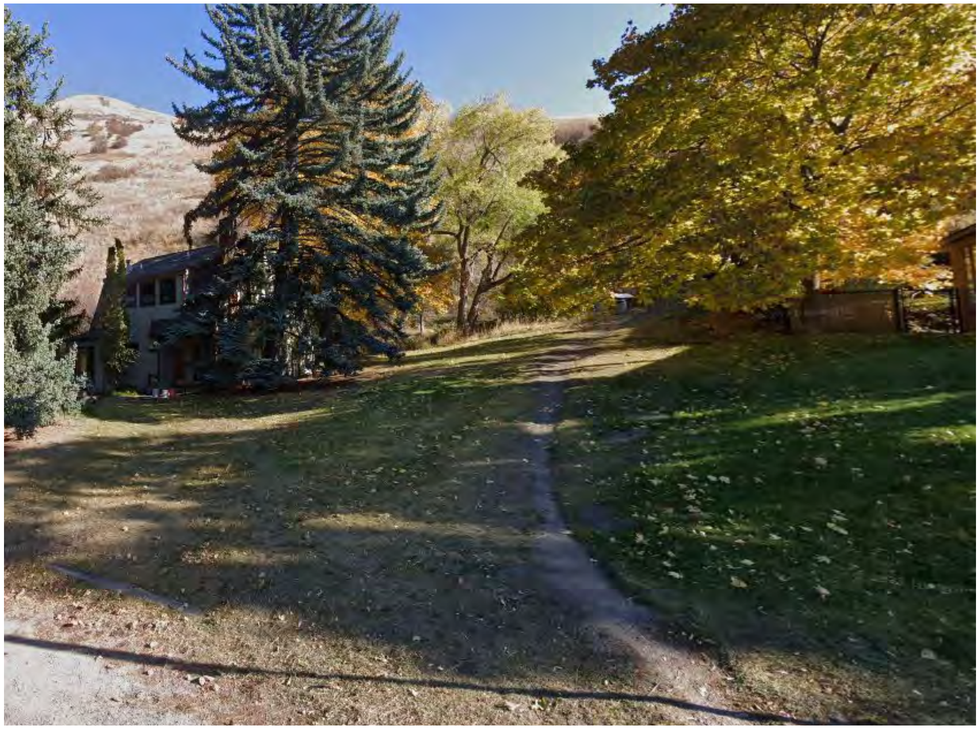
FIGURE 9.1: LOCATION MAP



MCPS

REGULATORY ASSESSMENT

JURISDICTION	City of Missoula
GROWTH POLICY/ LAND USE PLAN	Our Missoula 2045 Land Use Plan
LAND USE DESIGNATION/PLACE TYPE	Urban Residential High. These are Missoula's most complete, compact, walkable neighborhoods. They are designed for people to live, play, and connect closely with nearby amenities. Typical parcel size is 5,400 sf.
ZONING	The property is zoned Urban Residential 2 (U-R2). Development patterns in this district are typically compact and multimodal. Street and block patterns provide high connectivity in rectangular grids. Buildings typically have small and varied setbacks.



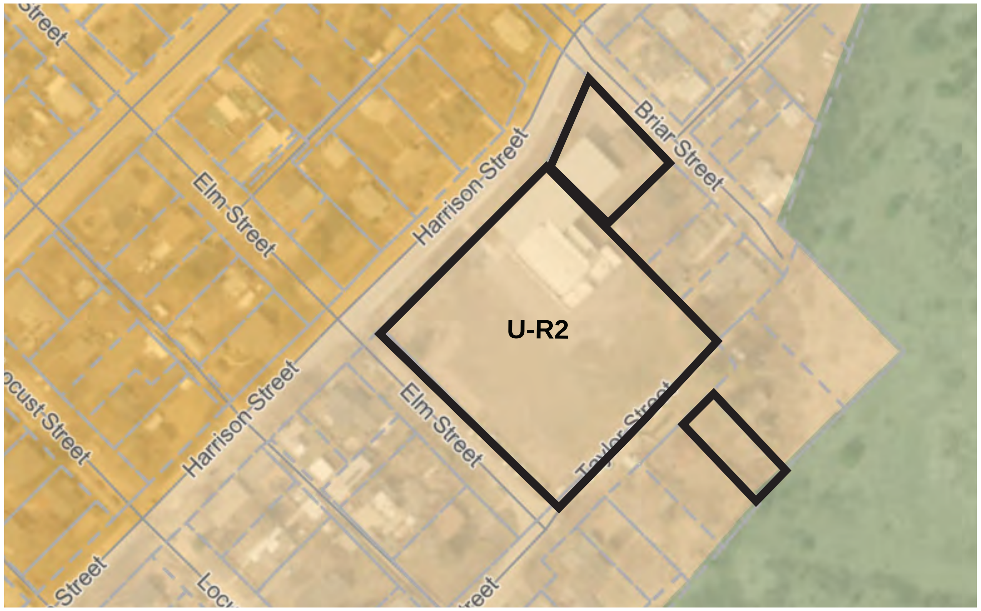

Street
Elm Street
Harrison Street
Briar Street
U-R2
Locust Street
Harrison Street
Elm Street
Taylor Street
Street

FIGURE 9.2: ZONING MAP

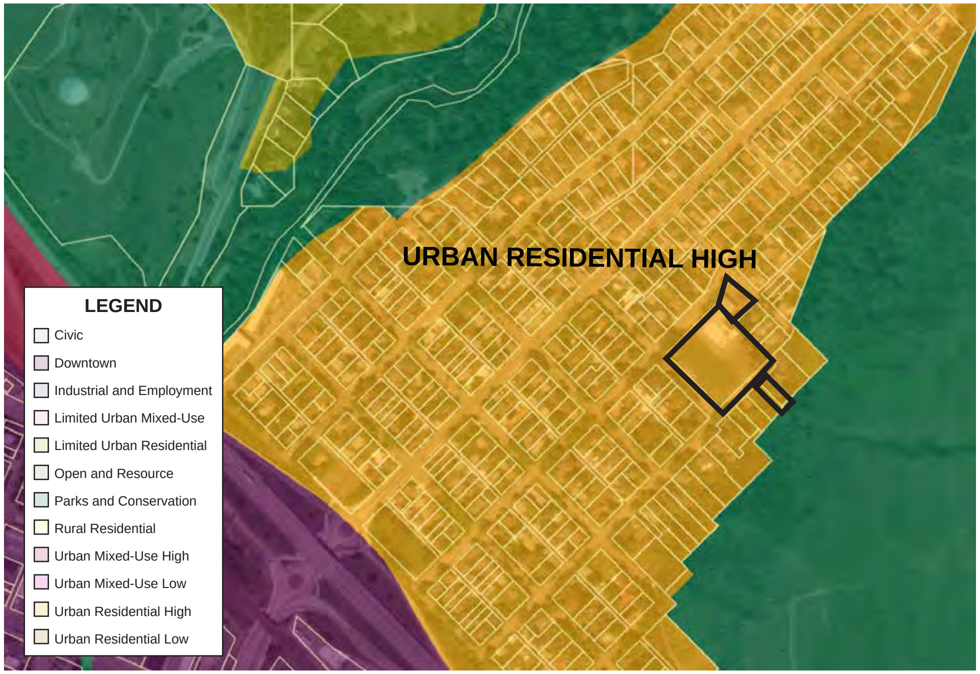

URBAN RESIDENTIAL HIGH
LEGEND
Civic
Downtown
Industrial and Employment
Limited Urban Mixed-Use
Limited Urban Residential
Open and Resource
Parks and Conservation
Rural Residential
Urban Mixed-Use High
Urban Mixed-Use Low
Urban Residential High
Urban Residential Low

FIGURE 9.3: LAND USE MAP

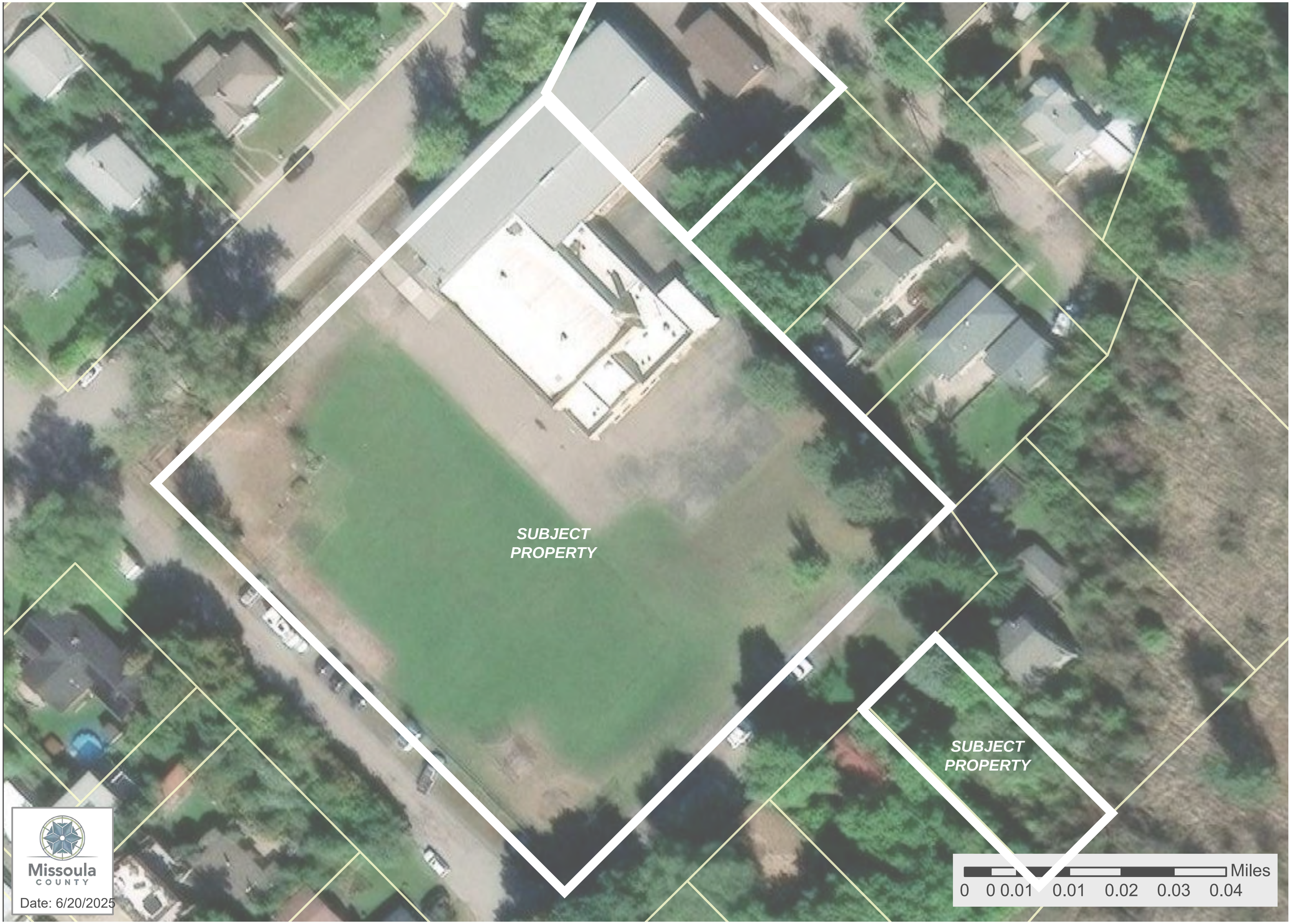

SUBJECT PROPERTY
SUBJECT PROPERTY
Missoula COUNTY
Date: 6/20/2025
0
0 0.01
0.01
0.02
0.03
0.04
Miles

FIGURE 9.4: SITE MAP

TRANSPORTATION ASSESSMENT	
ADJACENT STREETS	The property fronts on Harrison Street. The property is one block away from Van Buren Street which is a minor arterial.
ACCESS	The property is accessible from the northeast via Briar Street.
TRANSIT	Bus stop located at N Van Buren Street and Locust Street, which about is about two blocks away.
BIKE AND PEDESTRIAN AMENITIES	Bicycle parking area near Briar Street. Sidewalk along property line and Harrison Street.
PARKING	15 off-street designated parking spaces off of Briar Street. Approximately 20 on-street parking spaces exist along the property boundary on Harrison Street and approximately 20 spaces along the fence on Elm Street.
PLANNED PROJECTS	None

UTILITY ASSESSMENT	
SEWER	Existing City mains within Briar Street, Taylor Street, and Harrison Street. Existing 6 in sch. 40 PVC service connection from Harrison Street. There are no planned utility updates.
WATER	Existing City mains within Briar Street, Taylor Street, and Harrison Street. There appears to be a water service that is a non-lead material. There are no planned utility updates.
STORMWATER	There is a roadside ditch along Harrison Street but no current manholes or dry wells.

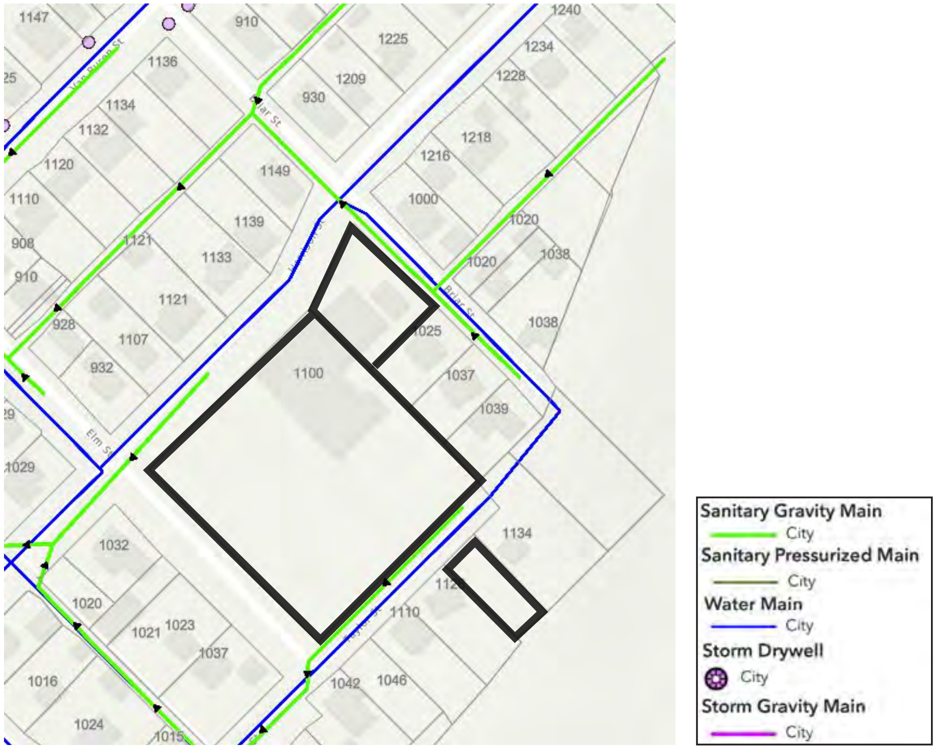


FIGURE 9.5 - PUBLIC UTILITIES MAP

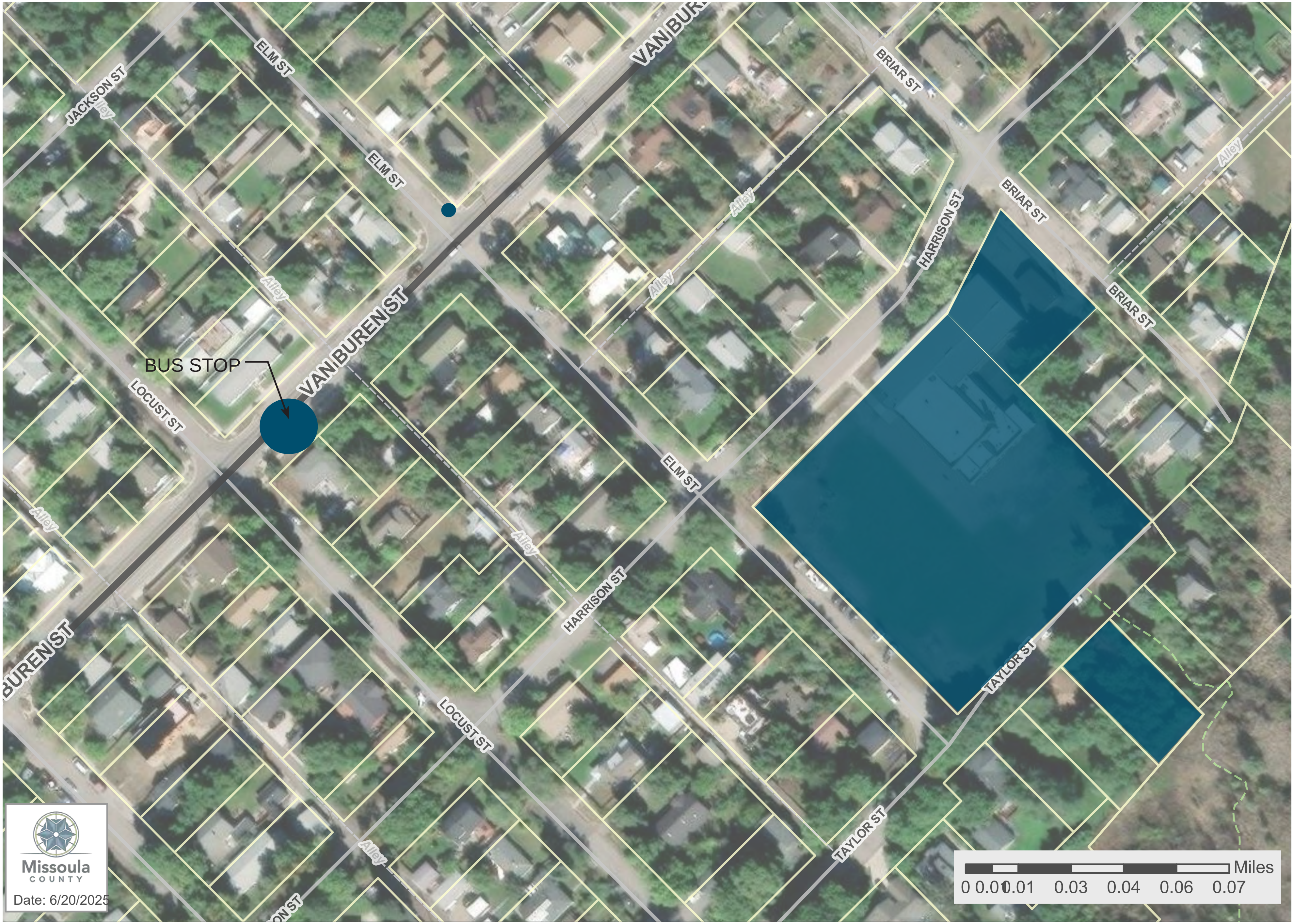

VAN BUREN ST
VAN BUREN ST
BUREN ST
ELM ST
ELM ST
ELM ST
JACKSON ST
Alley
BRIAR ST
BRIAR ST
BRIAR ST
HARRISON ST
HARRISON ST
LOCUST ST
LOCUST ST
TAYLOR ST
TAYLOR ST
BUS STOP
Missoula
COUNTY
Date: 6/20/2025
Miles
0 0.01 0.01 0.03 0.04 0.06 0.07

FIGURE 9.6 - TRANSPORTATION MAP

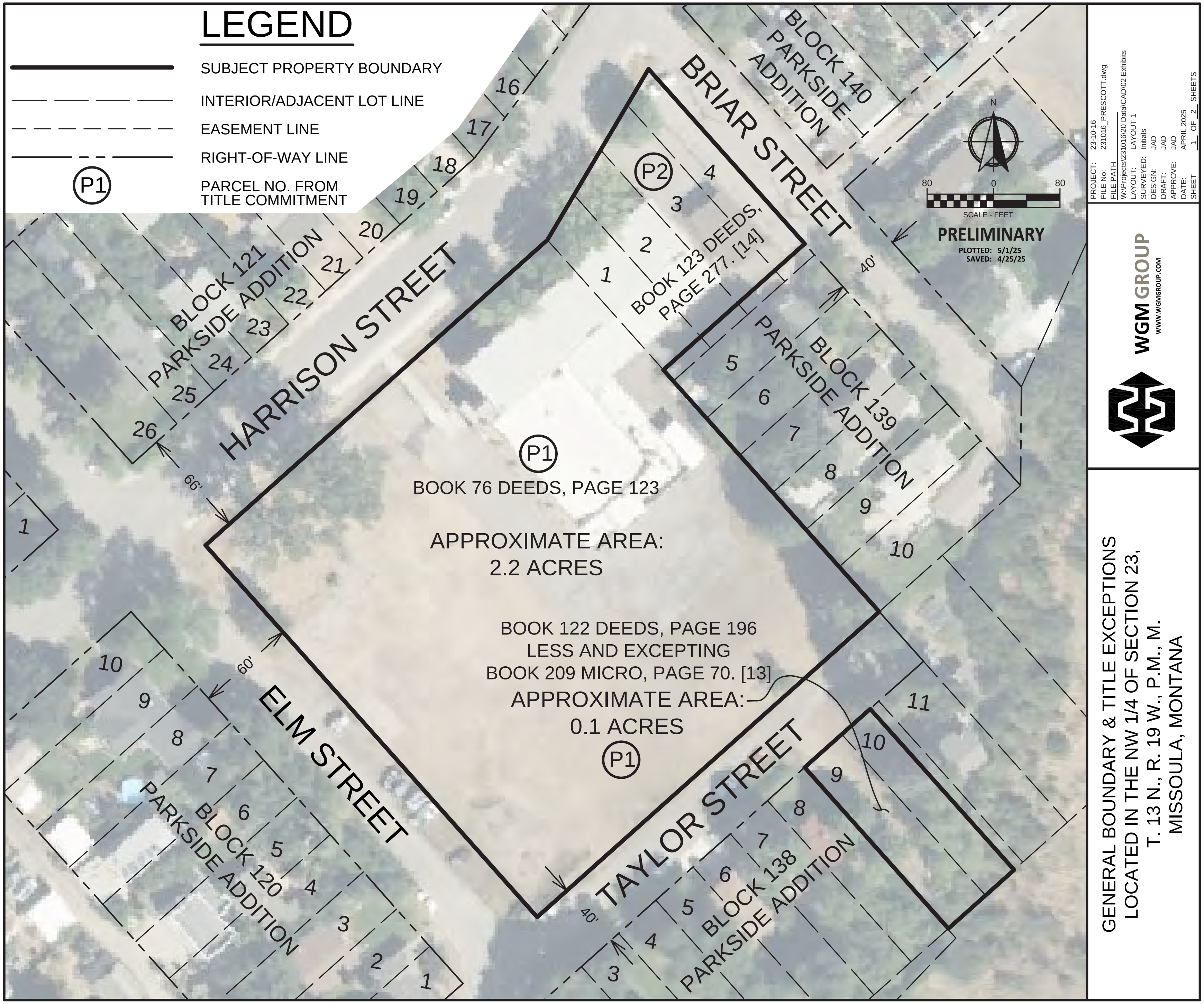

LEGEND
SUBJECT PROPERTY BOUNDARY
INTERIOR/ADJACENT LOT LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
P1
PARCEL NO. FROM TITLE COMMITMENT
HARRISON STREET
BRIAR STREET
ELM STREET
TAYLOR STREET
BLOCK 121 PARKSIDE ADDITION
BLOCK 140 PARKSIDE ADDITION
BLOCK 139 PARKSIDE ADDITION
BLOCK 120 PARKSIDE ADDITION
BLOCK 138 PARKSIDE ADDITION
P2
BOOK 123 DEEDS, PAGE 277. [14]
P1
BOOK 76 DEEDS, PAGE 123
APPROXIMATE AREA: 2.2 ACRES
BOOK 122 DEEDS, PAGE 196 LESS AND EXCEPTING BOOK 209 MICRO, PAGE 70. [13]
APPROXIMATE AREA: 0.1 ACRES
P1
66'
60'
40'
40'
16
17
18
19
20
21
22
23
24
25
26
1
2
3
4
5
6
7
8
9
10
11
N
80 0 80
SCALE - FEET
PRELIMINARY
PLOTTED: 5/1/25
SAVED: 4/25/25
PROJECT: 23-10-16
FILE No: 231016_PRESCOTT.dwg
FILE PATH W:\Projects\231016\20 Data\CAD\02 Exhibits
LAYOUT: LAYOUT 1
SURVEYED: Initials
DESIGN: JAD
DRAFT: JAD
APPROVE: JAD
DATE: APRIL 2025
SHEET 1 OF 2 SHEETS
WGM GROUP
WWW.WGMGROUP.COM
GENERAL BOUNDARY & TITLE EXCEPTIONS
LOCATED IN THE NW 1/4 OF SECTION 23,
T. 13 N., R. 19 W., P.M., M.
MISSOULA, MONTANA

FIGURE 9.7 - TITLE EXCEPTIONS MAP

TITLE COMMITMENT NO. 11374
SCHEDULE B PART II EXCEPTIONS*****

[1]-[12] THESE ITEMS ARE STANDARD TITLE POLICY EXCEPTIONS OR ARE NOT LAND SURVEY MATTERS, AND ARE NOT LOCATABLE (BLANKET IN NATURE).

[13] RESTRICTIONS AND REVERSIONS CONTAINED IN BOOK 122 DEEDS, PAGE 196. LOTS 9 AND 10 OF BLOCK 138 OF PARKSIDE ADDITION WERE SOLD TO SCHOOL DISTRICT NUMBER ONE FOR PLAY-GROUND PURPOSES ONLY, AND IN THE EVENT SAID LOTS ARE NOT USED FOR THE PURPOSE INTENDED, THEY ARE TO REVERT BACK TO MISSOULA COUNTY. SAID LOTS 9 AND 10 ARE PLOTTED HEREON.

[14] CONDITIONS RESTRICTIONS CONTAINED IN BOOK 123 DEEDS, PAGE 277. IF LOTS NUMBERS 1, 2, 3 AND 4, LESS THE SOUTHERLY 9 FEET OF EACH SAID LOT ALL BEING IN BLOCK 139 OF PARKSIDE ADDITION ARE USED FOR THE PLAYING OF BASEBALL, THAT A SUITABLE BACK-STOP WILL BE ERECTED IN THE REAR OF LOTS 1 AND 2, FACING IN A NORTHERLY DIRECTION IN SUCH A MANNER AS TO PREVENT THE DIRECT BATTING OF BALLS TOWARD ANY BUILDING NOT SITUATE OR HEREAFTER SITUATE UPON LOTS 5 AND 6, ADJOINING. SAID LOTS 1, 2 , 3, AND 4 LESS THE SOUTHERLY 9 FEET OF EACH LOT ARE PLOTTED HEREON.

NOTES:

1) BOUNDARY LINES SHOWN HEREON WERE COMPUTED FROM RECORD DATA FROM SURVEYS/PLATS ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA AND IS FOR MAPPING/PLANNING PURPOSES ONLY AND IS NOT TO BE RELIED UPON.

2) EASEMENT LINE WORK SHOWN HEREON IS FROM REVIEW OF TITLE COMMITMENT NO.11374 , WITH A COMMITMENT DATE OF APRIL 23, 2025, ISSUED THROUGH STEWART TITLE GUARANTY COMPANY.

3) NO FIELDWORK HAS BEEN DONE TO CONFIRM LOCATIONS OF BOUNDARY/EASEMENT LINES.

4) SUBJECT PROPERTY LIES WITHIN THE CITY OF MISSOULA, MONTANA.

OWNERS

SCHOOL DISTRICT NUMBER ONE OF
MISSOULA COUNTY, AS TO PARCEL 1

PRESCOTT PARENT AND TEACHERS
ASSOCIATION, AS TO PARCEL 2

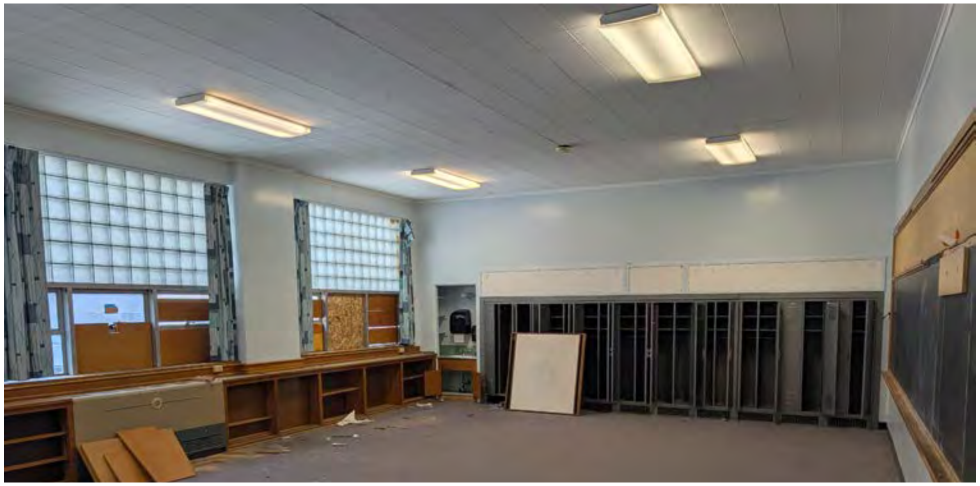
PRELIMINARY
PLOTTED: 5/1/25
SAVED: 4/25/25

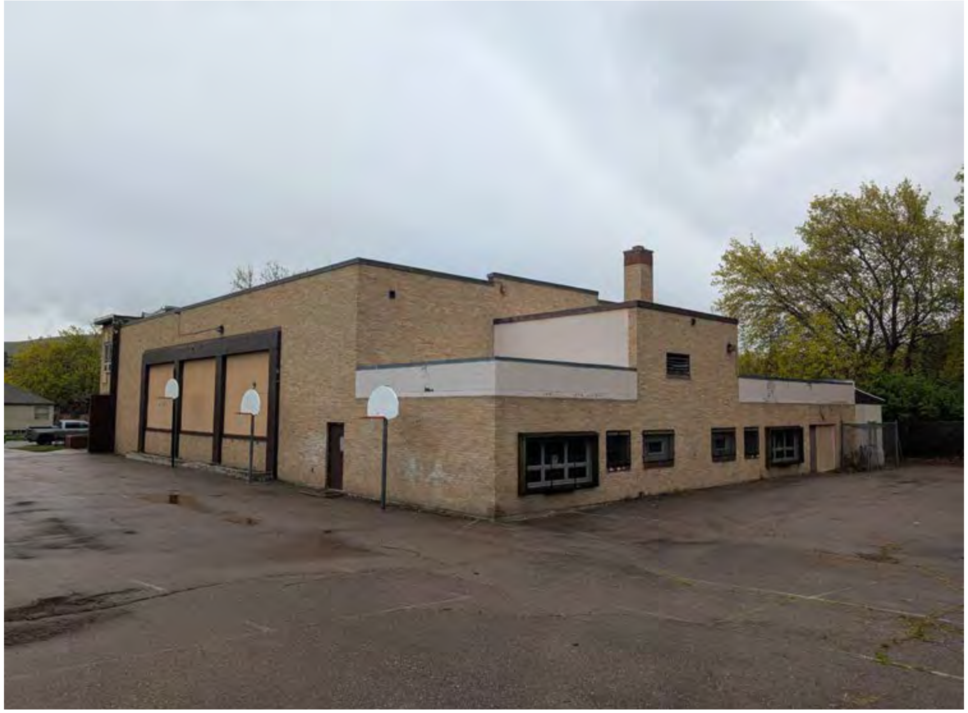
PROJECT: 23-10-16
FILE No: 231016_PRESCOTT.dwg
FILE PATH
W:\Projects\231016\20 Data\CAD\02 Exhibits
LAYOUT: LAYOUT 1
SURVEYED: Initials
DESIGN: JAD
DRAFT: JAD
APPROVE: JAD
DATE: APRIL 2025
SHEET 2 OF 2 SHEETS

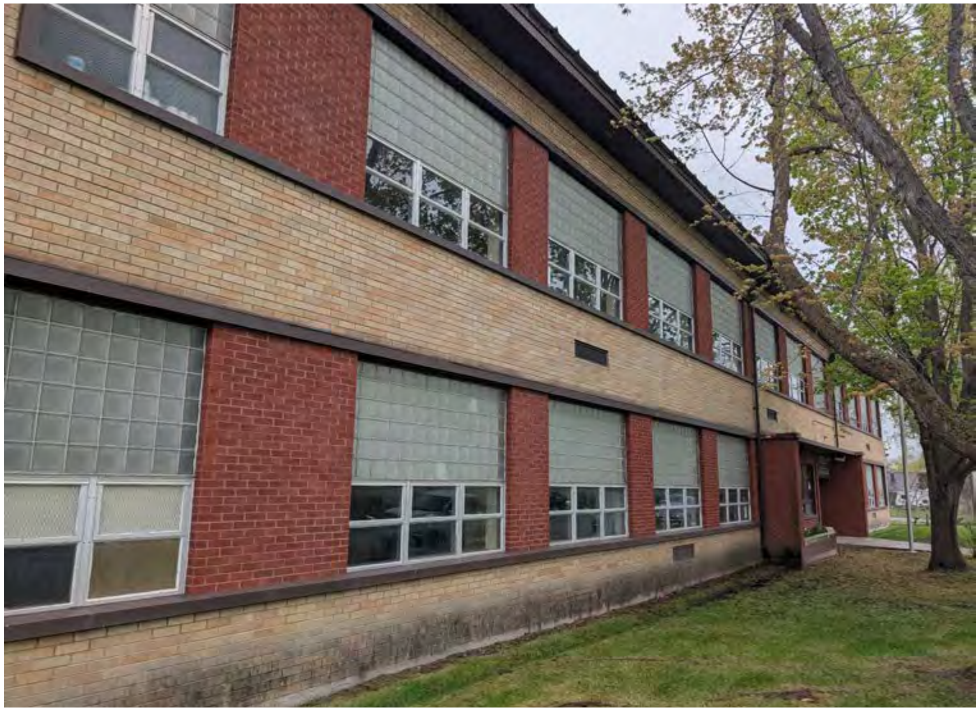
WGM GROUP
WWW.WGMGROUP.COM

GENERAL BOUNDARY & TITLE EXCEPTIONS
LOCATED IN THE NW 1/4 OF SECTION 23,
T. 13 N., R. 19 W., P.M., M.
MISSOULA, MONTANA

BUILDING ASSESSMENT	
SIZE	Level 1: 16,500 sf | Level 2: 8,600
YEAR BUILT	1893
ADDITIONS	None
PHYSICAL CONDITION	✖ Building exterior satisfactory, brickwork cladding and trims are in acceptable condition. Building roof is due for replacement. Interior conditions are failing. Most interior components require replacement
DEFICIENCIES	Building lacks a passenger elevator, exiting from building does not meet current building code requirements. All exterior fenestration is past it’s useful lifespan.
FUNCTIONALITY	Building does not have adequate space for a modern grade-school. It lacks enough classroom and support spaces to properly function as an elementary. Site lacks proper drop off and bus lanes.







BUILDING STRUCTURAL ASSESSMENT

YEAR BUILT	1893; vacant from 2018-2019
SIZE	Addition in 1949, gym addition
AREA	Unknown
PHYSICAL CONDITION	✓ Generally good
VISUAL DEFICIENCIES	1. Cracking in CMU wall of gymnasium (Photo 8) 2. Cracked CMU wall at south corner (Photo 9) 3. Poor exterior drainage 4. Cracked interior plaster walls (Photos 1, 3, 5, and 6) 5. Leaky ceiling tiles. (Photo 2) 6. Exposed steel column in second floor classroom (Photo 7)
STRUCTURAL SYSTEM	Metal pan concrete joists, concrete columns and beams, steel/concrete columns up to custom steel joists roof
STRUCTURAL SYSTEM DEFICIENCIES AND/OR UNKNOWNS	Possible seismic/lateral limitations

PHOTO 1

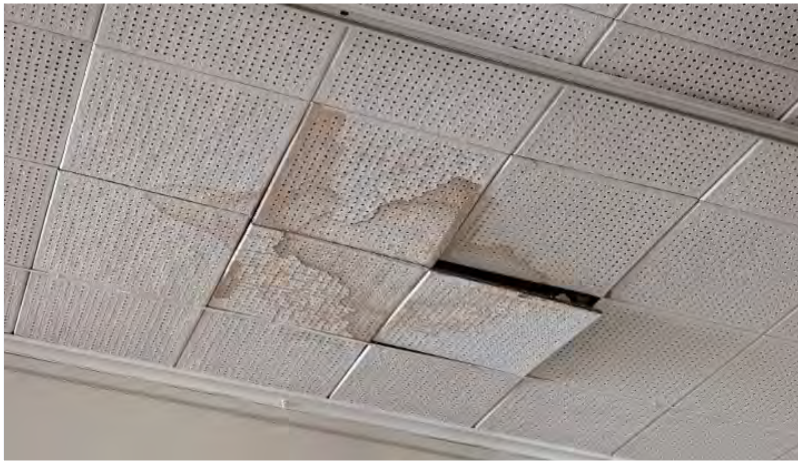


PHOTO 2

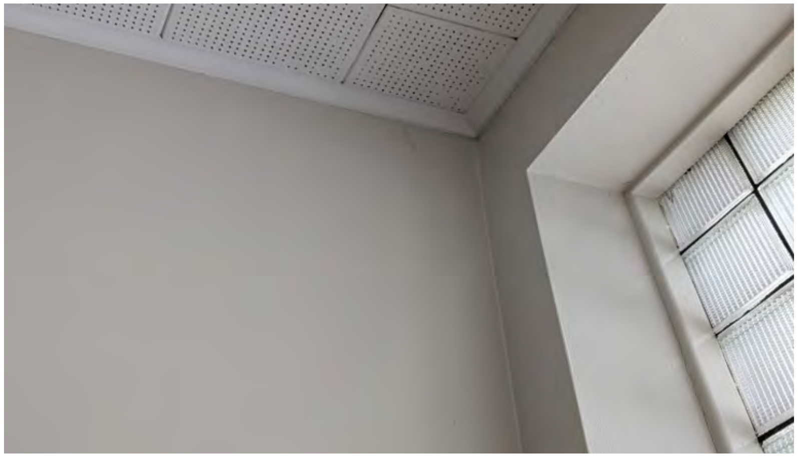


PHOTO 3

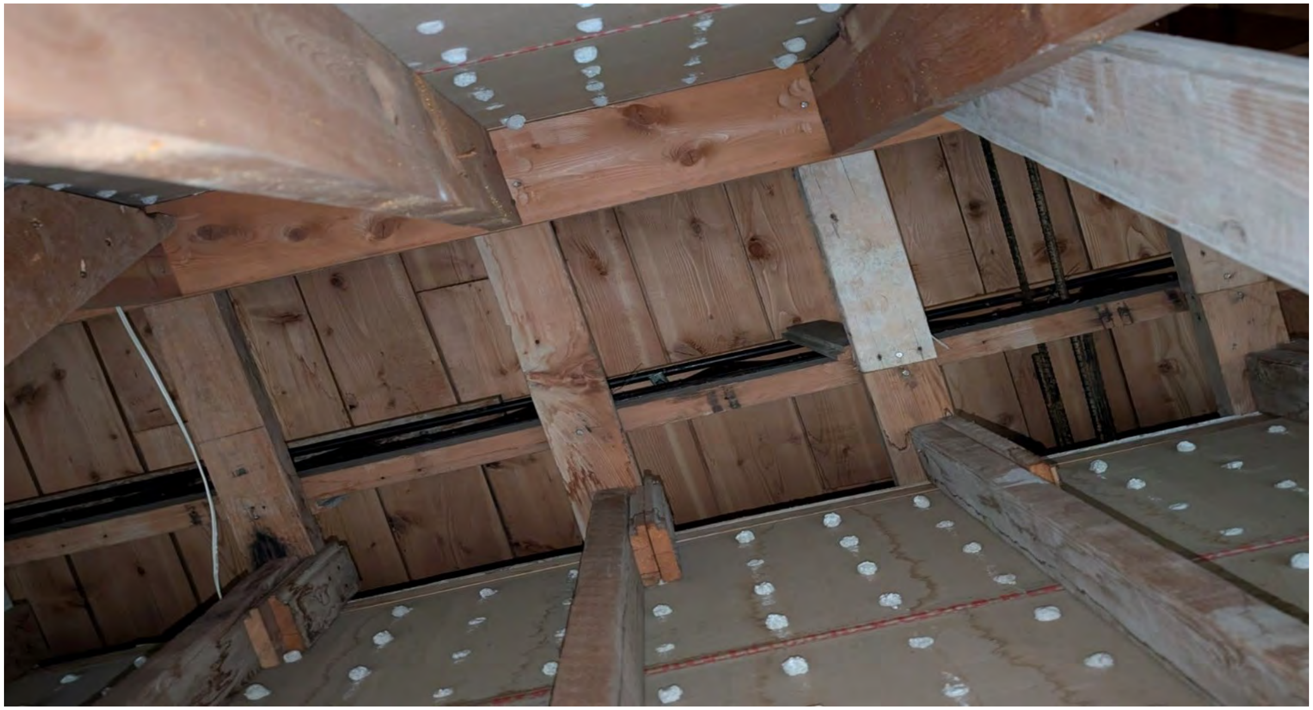


PHOTO 4

PHOTO 5

PHOTO 6

PHOTO 7

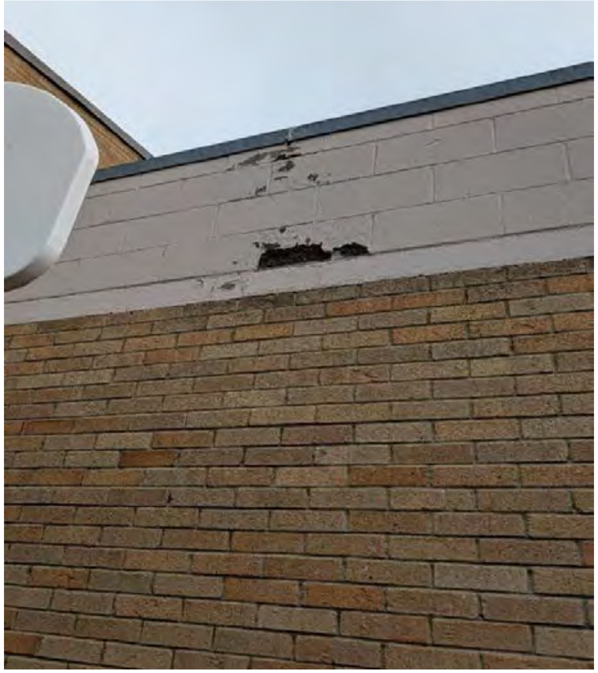


PHOTO 8

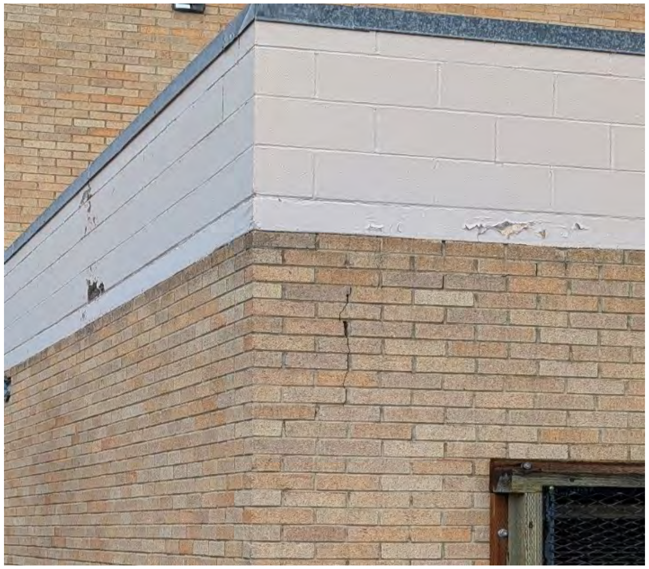
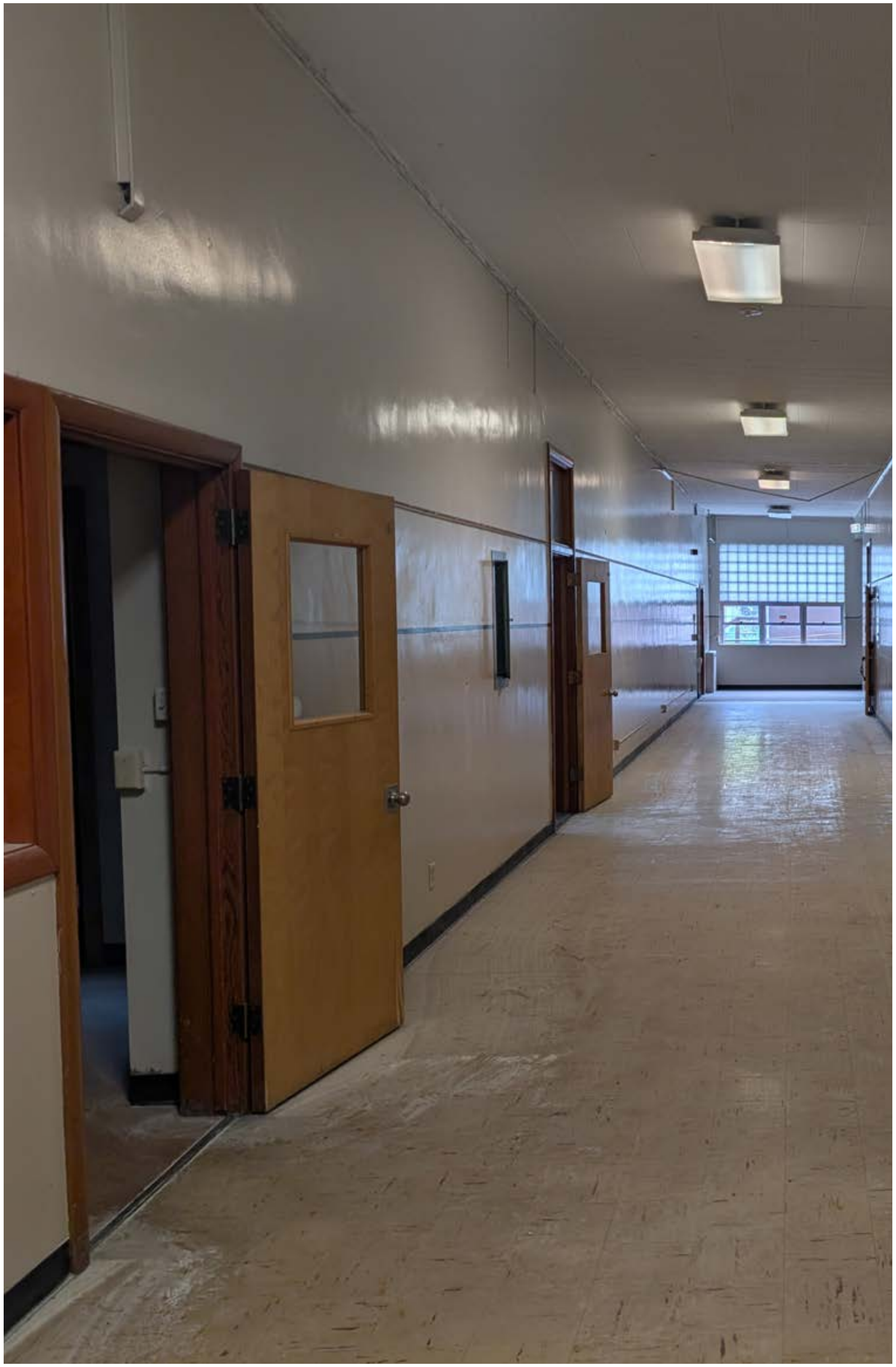
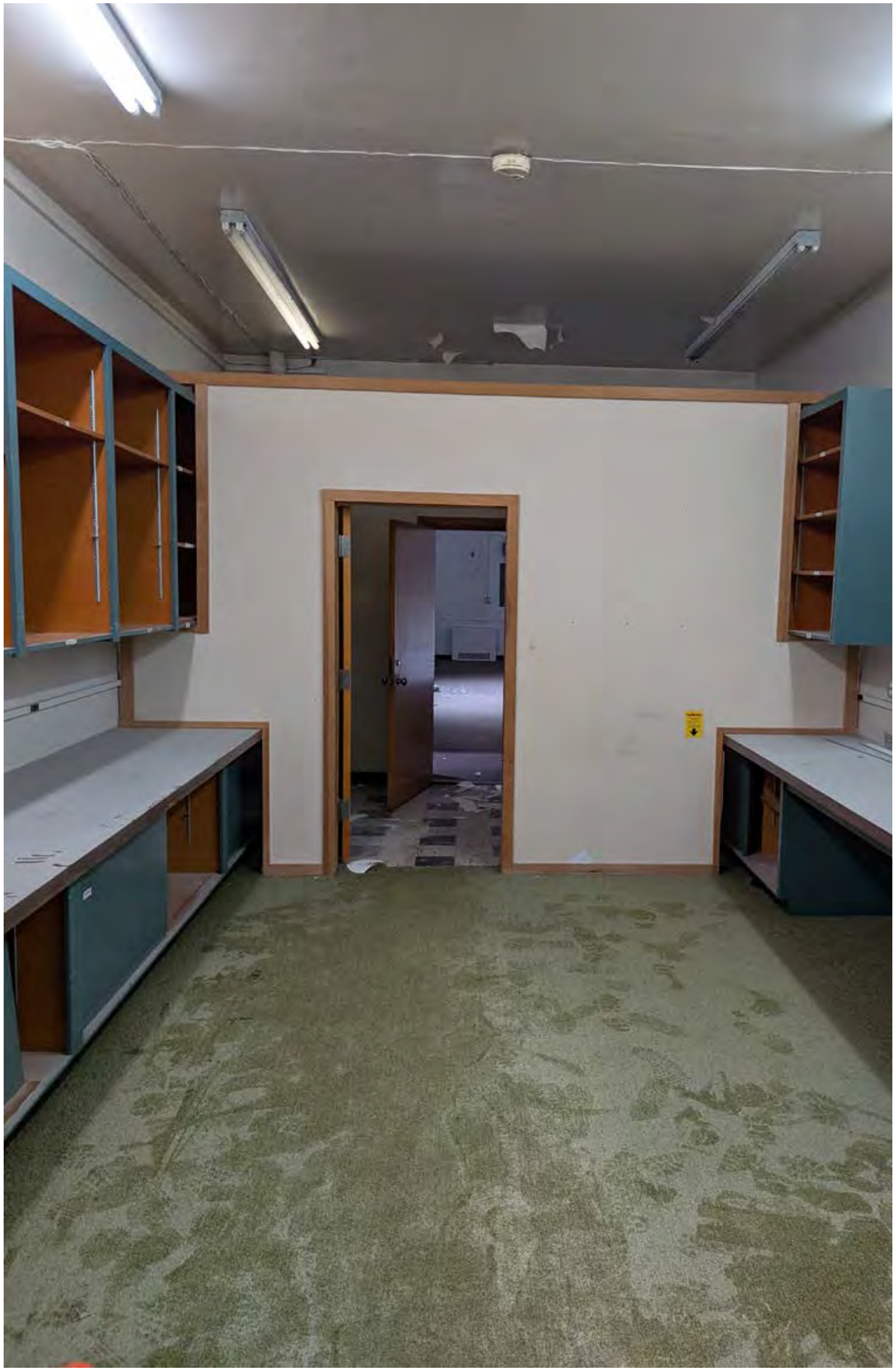


PHOTO 9

MEP ASSESSMENT	
MECHANICAL SYSTEM	⊗ Existing steam boiler and associated piping infrastructure is in poor condition and should be replaced due to age. Existing radiators, unit heaters, gym AHU are in poor condition and are beyond their useful life and should be replaced. Minimal ventilation air is provided through the building.
PLUMBING SYSTEM	⊗ Domestic water heater is a gas fired storage type, approximately 80% efficient or less and should be replaced due to age. Any domestic water piping that is currently not copper or PEX should be replaced. Assume most fixtures are original and should be replaced. Domestic water main has been disconnected from water meter and capped.
FIRE SPRINKLER	None
ELECTRICAL POWER SYSTEM	⊗ Well past expected useful life. Entire system from service to outlets should be replaced. Most panels are very old should be replaced. It is assumed that the entire power wiring system is old and needs to be replaced.

MEP ASSESSMENT	
ELECTRICAL LIGHTING SYSTEM	⊗ Outdated fluorescent type. Most were operational but should be replaced. Most fixtures appeared to be operational, but some were not working. Some fixtures appeared to be in poor or marginal condition. Gym has newer T-5 type but this is still an outdated system. Lighting controls systems do not meet current Code and would need upgrade.
COMMUNICATIONS SYSTEMS	⊗ Some communication wiring is still in place. Some has been damaged. Communication system would need to be upgraded for the building to be functional. Clock and bell system was present but condition unknown. It looks old. This same, or very similar, type system type was present in all of the buildings that we evaluated, except Old Administration.
SAFETY AND SECURITY SYSTEMS	⊗ Fire alarm system is older but coverage appeared adequate and system appeared functional. This same system, of very similar, type was present in all the buildings that we evaluated. Should be upgraded if building is occupied. Intrusion detection system was recently added to deter trespassing/vandalism. Appeared to be functional.





PRESCOTT BUILDING

The Prescott Building is a historic building with limited potential for educational use because the property is too small for a modern school, is not located in an area where schools are anticipated to be needed, and the building layout doesn't function as needed to support a modern school curriculum.

Key Considerations

Location

The location and size of the property does not align with future MCPS needs.

Public Concern

The neighborhood values the Prescott building and the surrounding open space, playground, sledding hill, and Mount Jumbo trail connection.

Recreation Area

The open space and playground is not located in a PROST Priority Parkland Investment Area.

Ownership

Potential funding resources for the park include donations, grants, trades (lands/services through interlocal agreements), a Park District, a SID, an Open Space Bond, or other funding yet to be identified.

Historic Building

Historic buildings have unique character and aesthetic appeal, but they are expensive to renovate and need updates to meet current codes. If the property is sold or leased, it has the potential to provide infill housing or meet another community need.

City/County/UM Interest

Opportunity to maintain trail access to Mount Jumbo. There's potential for an alternate funding source for the park, but a funding source has not been identified.

Other MCPS Uses Considered

Elementary School

This property is not suitable for a future elementary school because of the property location and size, expenses to renovate the building, and the building layout.

City Park

The neighborhood has an equitable amount of parkland, so the City acquiring additional property for parkland is not justified.

Community Center

There have been many suggestions for the building to be a community center. This was not shown as an option because a funding source was unable to be identified. The building is unsuitable for a City community center due to age, condition, and location.

Options Evaluated

1 Demolish building and retain ownership of property.

2 Long-term lease or sale for non-MCPS use. Maintain Mount Jumbo trail connection

3 Long-term lease or sale for non-MCPS use utilizing a proposal process to find a use aligned with MCPS and the community. Maintain Mount Jumbo trail connection. Explore Maintaining playground as a neighborhood park.

RECOMMENDATION

LONG-TERM LEASE OR SALE
The recommendation for the Prescott Building is a long-term lease or sale utilizing a proposal process to meet the needs of the District and align, when possible, with community goals.

The broker opinion of value is $2,100,000 to $2,615,000 with a suggested list price of $2,750,000. The estimated marketing time to secure a tenant or buyer is 9 to 12 months. See Appendix B for more information.

IMPLEMENTATION CONSIDERATIONS

The Lower Rattlesnake Neighborhood is invested in the future of this property and should be involved in the implementation process. Goals expressed by the neighborhood for this property and for potential inclusion in the proposal are listed below:

- Keep the building without expanding the existing building footprint
- Keep the green space including the sledding hill for public use and in public ownership
- Keep the Mount Jumbo trailhead access
- Provide an indoor meeting space for public use
- Provide housing with a preference for housing for MCPS employees and/or aging adults
- Keep mature cottonwood and pine trees
- Limit density and building height

There is a deed restriction on the trailhead portion of the property that if there is a change in use, the property ownership will revert back to Missoula County.

If the proposal process is not successful, demolishing the building to minimize maintenance should be considered.

RATTLESNAKE PROPERTY

RATTLESNAKE PROPERTY

The property assessment begins with a summary of the property assessment and financial assessment. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

PROPERTY ASSESSMENT

	Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the property have appropriate access and connectivity?
ASSESSMENT	✖	❗	✖	✖	✖	❗
NOTES	The property is currently unused. The portion of the property used for soccer fields is not included in the project.	The undeveloped portion of the property is less than the optimum size for a new school. However, the overall size of the property, including the soccer fields, could accommodate many uses.	The property is located in an area with low planned residential growth so additional instructional space is not anticipated to be needed in this location.	The location and size of the undeveloped portion of the property are likely not ideal for alternative instructional space.	None have been identified.	Access to the undeveloped portion of the property needs further study based on the proposed use. There is limited bike, pedestrian and transit connectivity at this location. It is located on the northern edge of the community limiting access to the entire community.

FINANCIAL ASSESSMENT

	What is the value of the property?*	Has there been recent investment in the property?	Is there deferred maintenance?	Does the property generate income?
ASSESSMENT	$1.25 million to $1.5 million	No	No	No
NOTES	*Based on BOV provided by SterlingCRE Advisors.		The property is undeveloped so has no maintenance needs.	There are no leases on the property.

PROPERTY INFORMATION	
PROPERTY LOCATION GEOCODE	04-2200-11-4-22-01-0000
PROPERTY ADDRESS	No Physical Address (1500 Lower Lincoln Hills Drive)
PROPERTY AREA	16 acres, ~5.3 acres that does not include soccer field and parking improvements
EXISTING USES	Hellgate High School Soccer Fields
ADJACENT USES	Residential
ADDITIONAL PROPERTY INFORMATION	Only the undeveloped property north of the soccer fields is included in this study.
NUMBER OF PARCELS	2

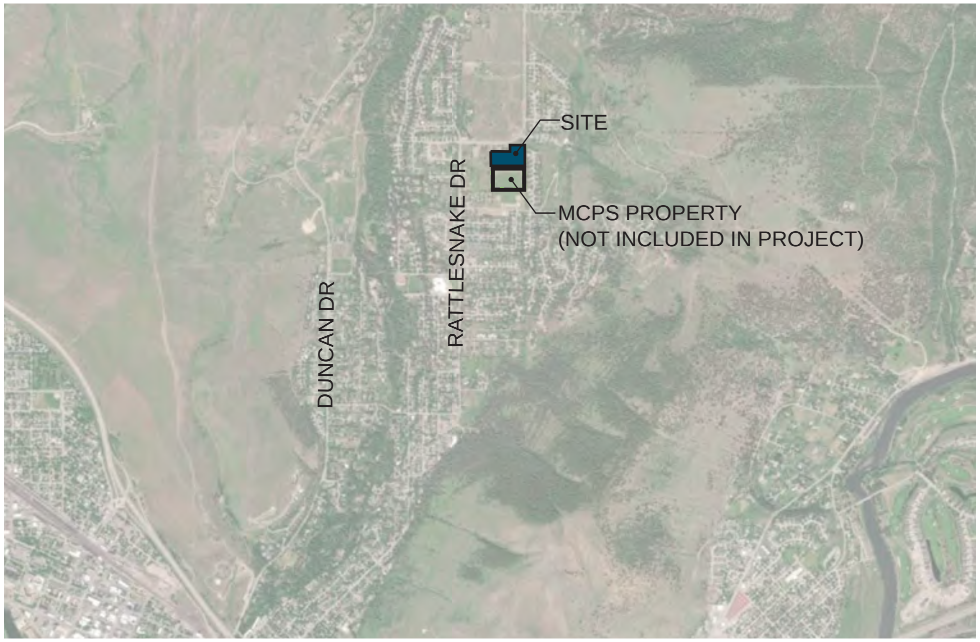
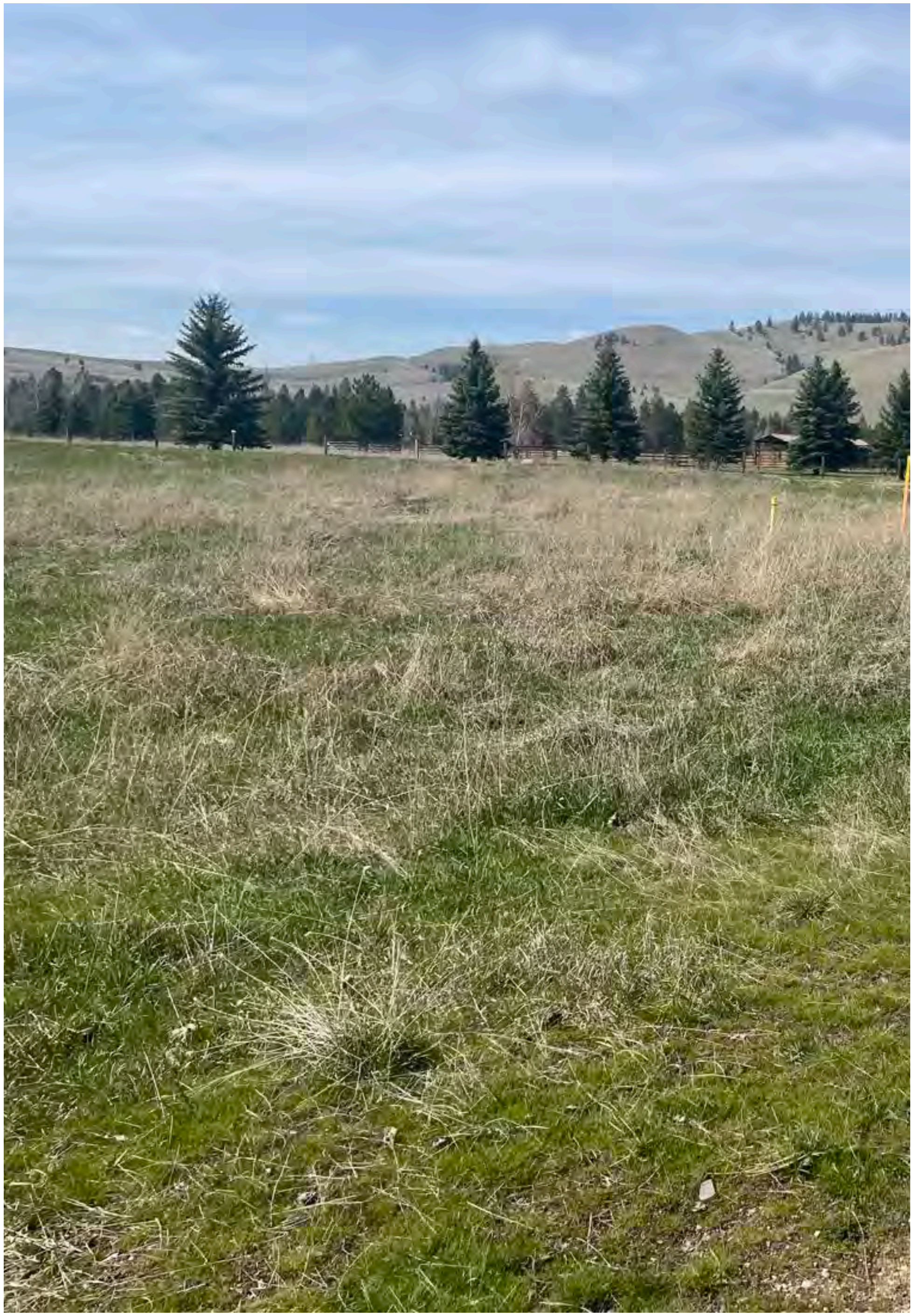
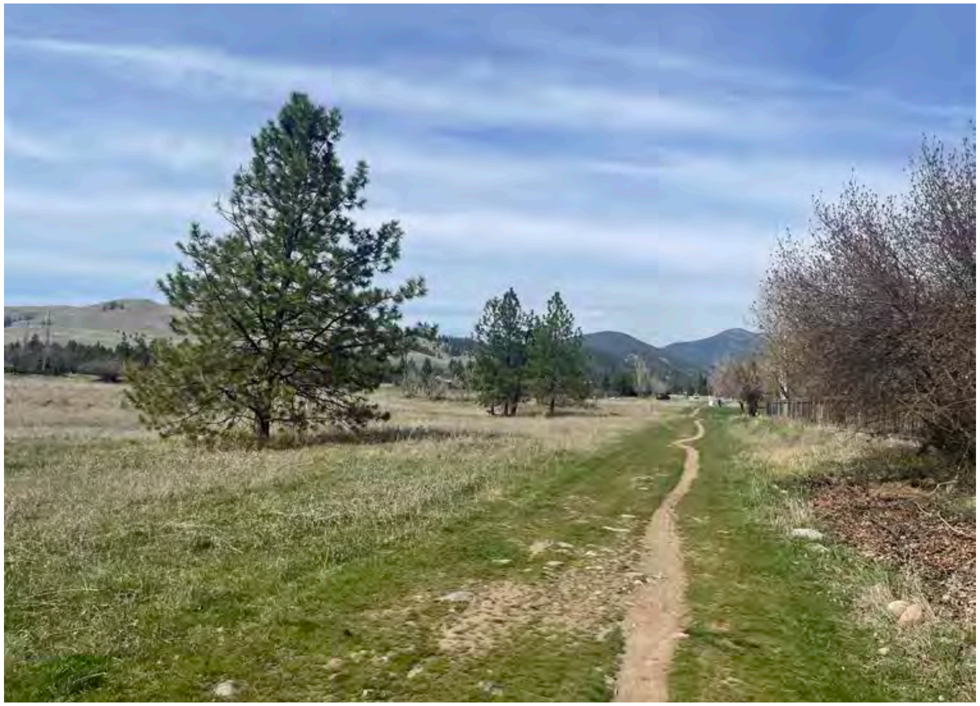

SITE
MCPS PROPERTY
(NOT INCLUDED IN PROJECT)
RATTLESNAKE DR
DUNCAN DR

FIGURE 10.1: LOCATION MAP



REGULATORY ASSESSMENT

JURISDICTION	City of Missoula
GROWTH POLICY/ LAND USE PLAN	Our Missoula 2045 Land Use Plan
LAND USE DESIGNATION/PLACE TYPE	Rural Residential. Rural, pastoral neighborhoods that are primarily residential with some remaining working and agricultural lands located on the outskirts of the City, often near areas of environmental constraints or hazards. A typical parcel would allow up to 2 units.
ZONING	The property is zoned Rural Residential (R-R1). Development patterns in this district are predominantly car dependent. Parcels often have multiple structures that typically have large setbacks from public roads.



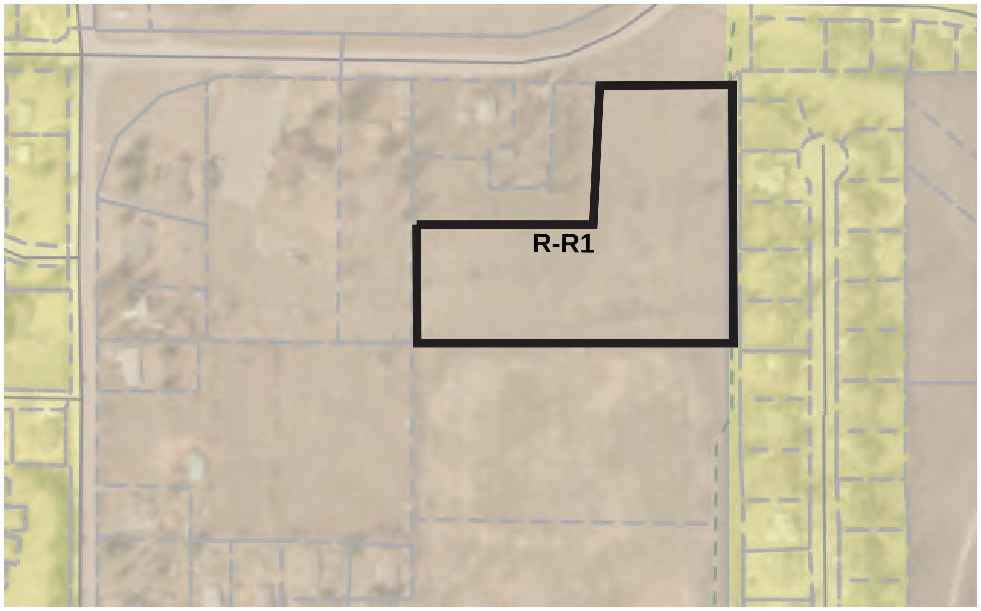


FIGURE 10.2: CITY ZONING MAP

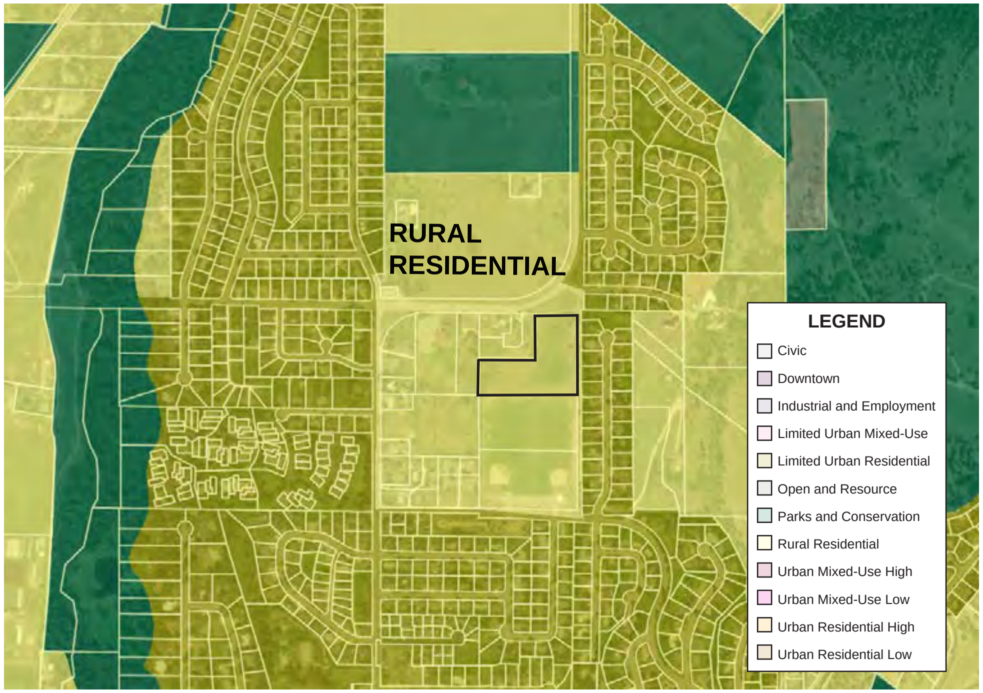

RURAL RESIDENTIAL
LEGEND
Civic
Downtown
Industrial and Employment
Limited Urban Mixed-Use
Limited Urban Residential
Open and Resource
Parks and Conservation
Rural Residential
Urban Mixed-Use High
Urban Mixed-Use Low
Urban Residential High
Urban Residential Low

FIGURE 10.3 - LAND USE PLAN MAP

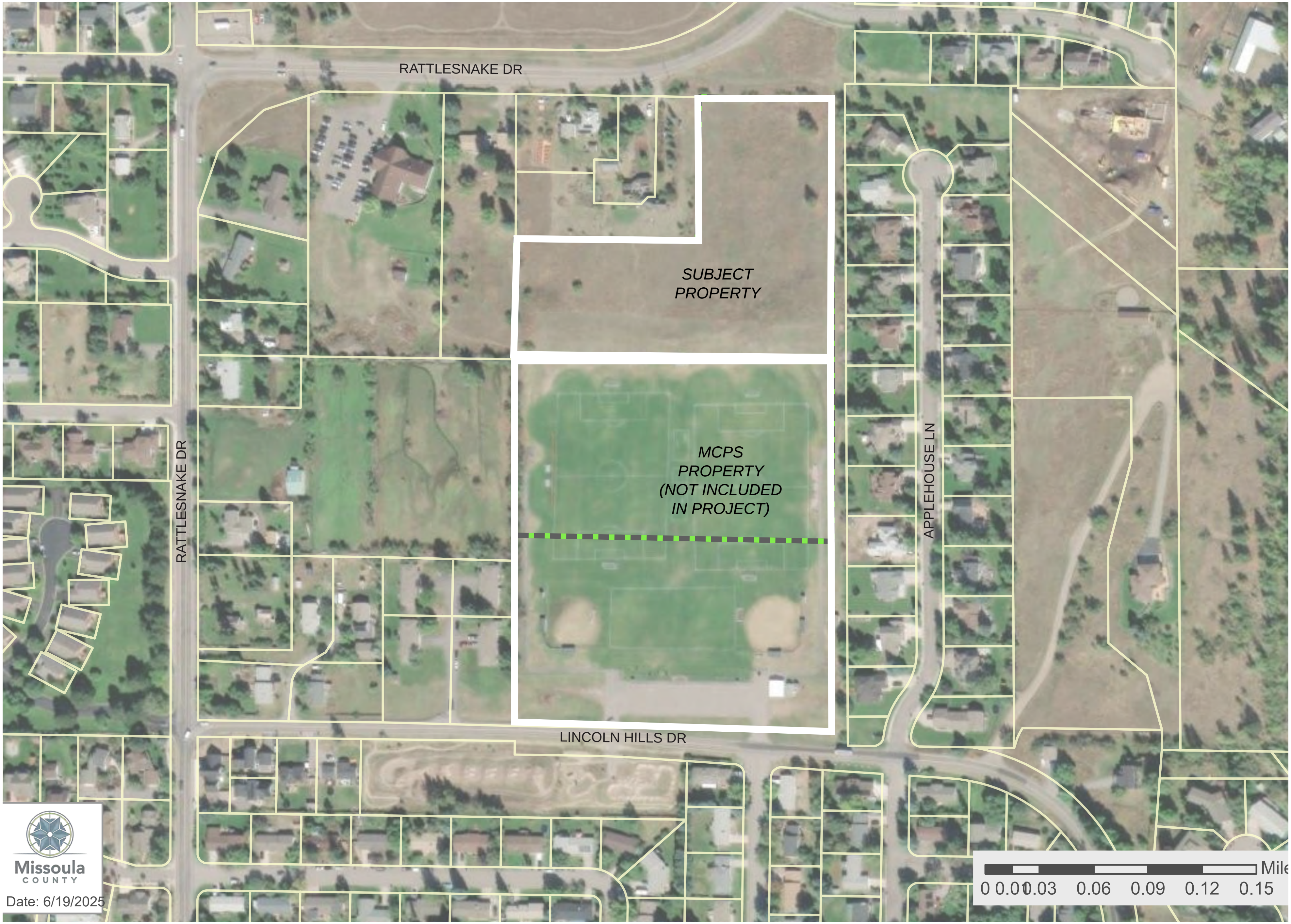

RATTLESNAKE DR
SUBJECT PROPERTY
MCPS PROPERTY (NOT INCLUDED IN PROJECT)
RATTLESNAKE DR
APPLEHOUSE LN
LINCOLN HILLS DR
Missoula COUNTY
Date: 6/19/2025
0 0.01 0.03 0.06 0.09 0.12 0.15
Mile

FIGURE 10.4 - SITE MAP

TRANSPORTATION ASSESSMENT	
ACCESS	The undeveloped portion of the property does not have existing access. Future access would be provided off Rattlesnake Drive or Rattlesnake Court based on sight distances, trip generation, and project density. Access will need to be reviewed with the City in more detail to ensure feasibility.
TRANSIT	Transit is not available at this location. The closest stop is a quarter mile away at the intersection of Rattlesnake Drive and Lincoln Hills Drive.
BIKE AND PEDESTRIAN AMENITIES	There are no sidewalks or bike lanes on the property or adjacent to the property. There is a dirt trail that runs along the eastern edge of the property.
PLANNED PROJECTS	• Lincoln Hills Drive bicycle and pedestrian improvements (construct complete street with bicycle, pedestrian, and streetscape improvements) • Rattlesnake Drive complete street (create complete street with bicycle, pedestrian, transit, and streetscape improvements) • Rattlesnake Drive bicycle and pedestrian facilities (construct shared use path along Rattlesnake Drive)

UTILITY ASSESSMENT	
SEWER	Existing City main in Apple House Lane. Does not appear to currently be any services to property. Currently no planned updates for utilities. There are an existing restroom facilities. A main extension will be needed to support development of the property.
WATER	Existing City mains in Apple House Lane and Lower Lincoln Hills Drive. Does not appear to currently be any services to property. Currently no planned updates for utilities. There are an existing restroom facilities. A main extension will be needed to support development of the property.
STORMWATER	Appears to be a roadside ditches along Lower Lincoln Hills Drive and Rattlesnake Drive. Does not appear to be any existing manholes or drywells within the property.

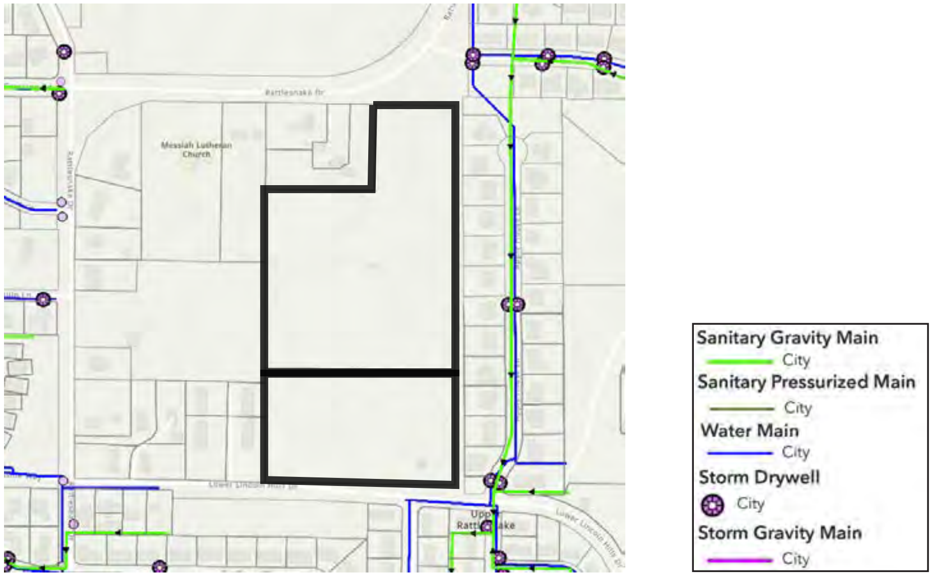
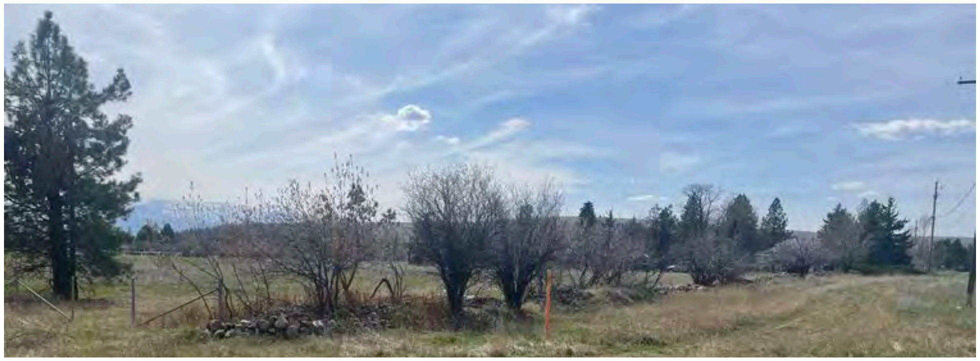
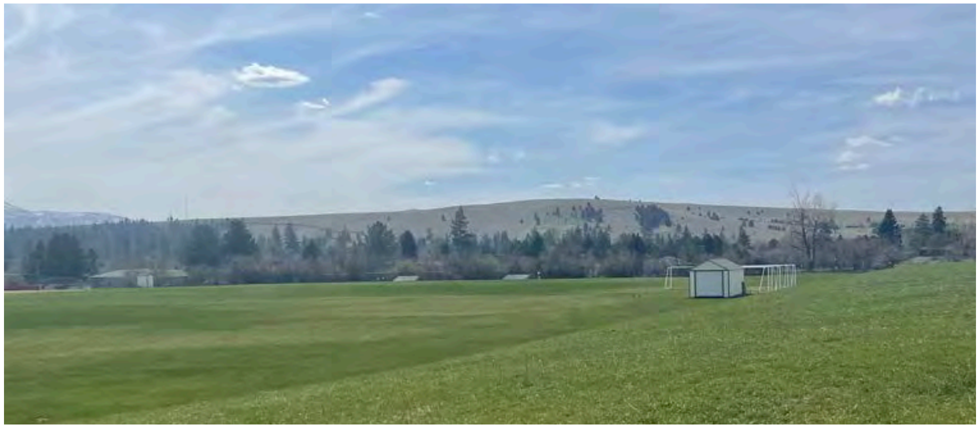


FIGURE 10.5: PUBLIC UTILITY MAP





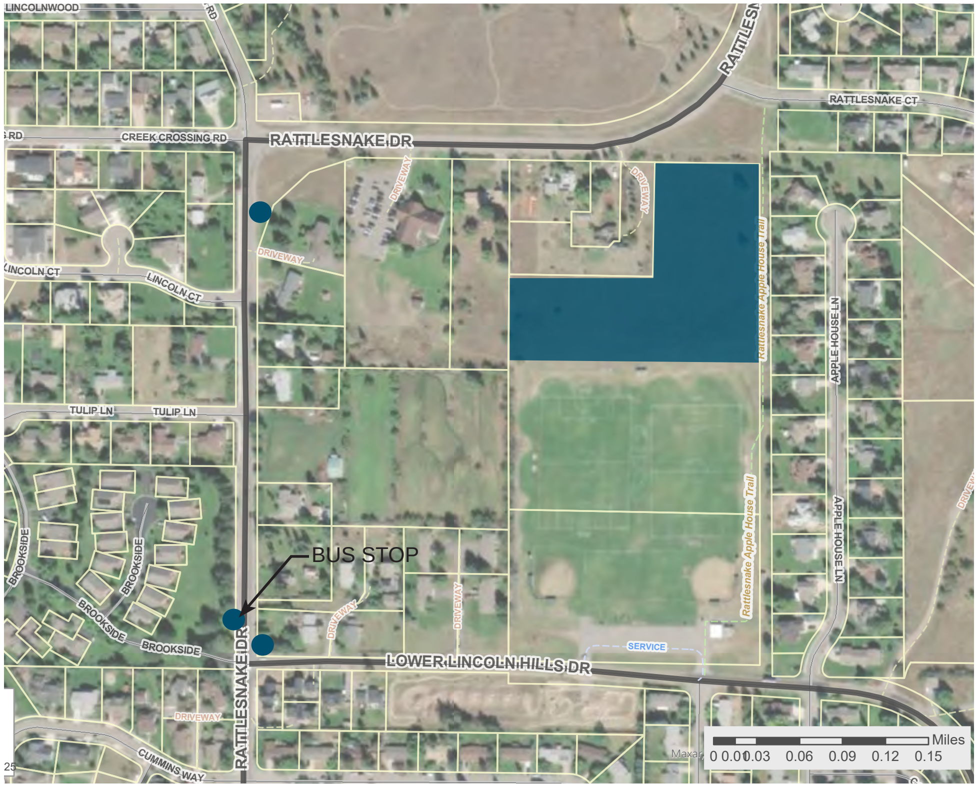
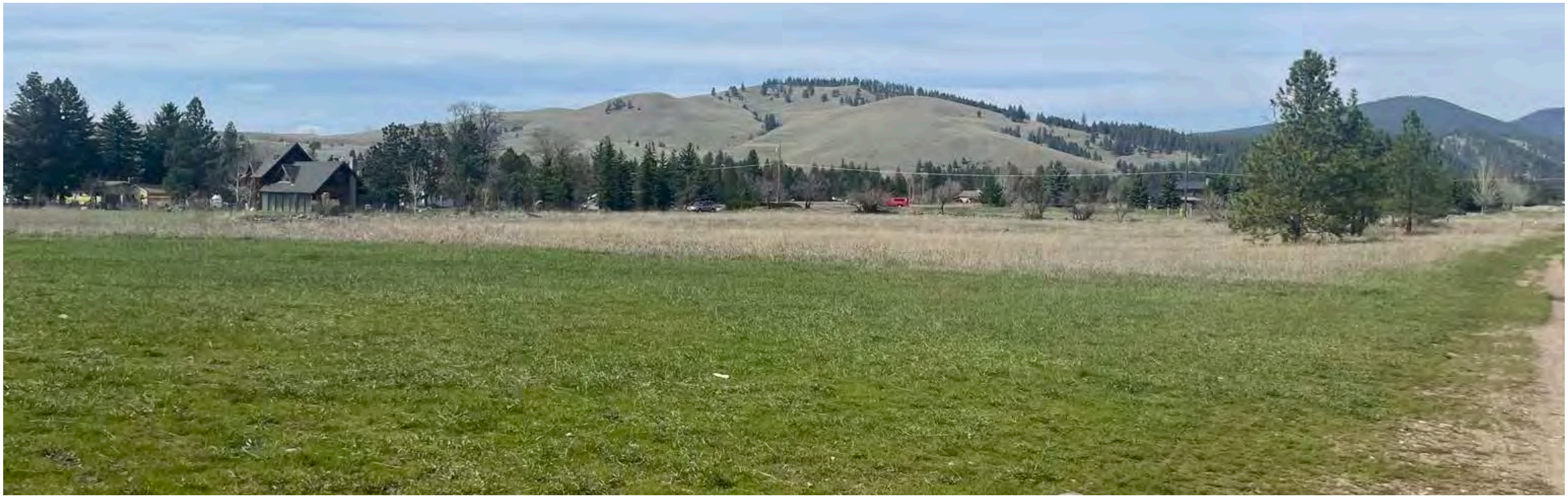

LINCOLNWOOD
RATTLESNAKE
RATTLESNAKE CT
RD
CREEK CROSSING RD
RATTLESNAKE DR
DRIVEWAY
DRIVEWAY
LINCOLN CT
LINCOLN CT
Rattlesnake Apple House Trail
APPLE HOUSE LN
TULIP LN
TULIP LN
BROOKSIDE
BROOKSIDE
BROOKSIDE
BROOKSIDE
BUS STOP
DRIVEWAY
DRIVEWAY
SERVICE
LOWER LINCOLN HILLS DR
RATTLESNAKE DR
DRIVEWAY
CUMMINS WAY
Miles
0 0.015 0.03 0.06 0.09 0.12 0.15

FIGURE 10.6 - TRANSPORTATION MAP



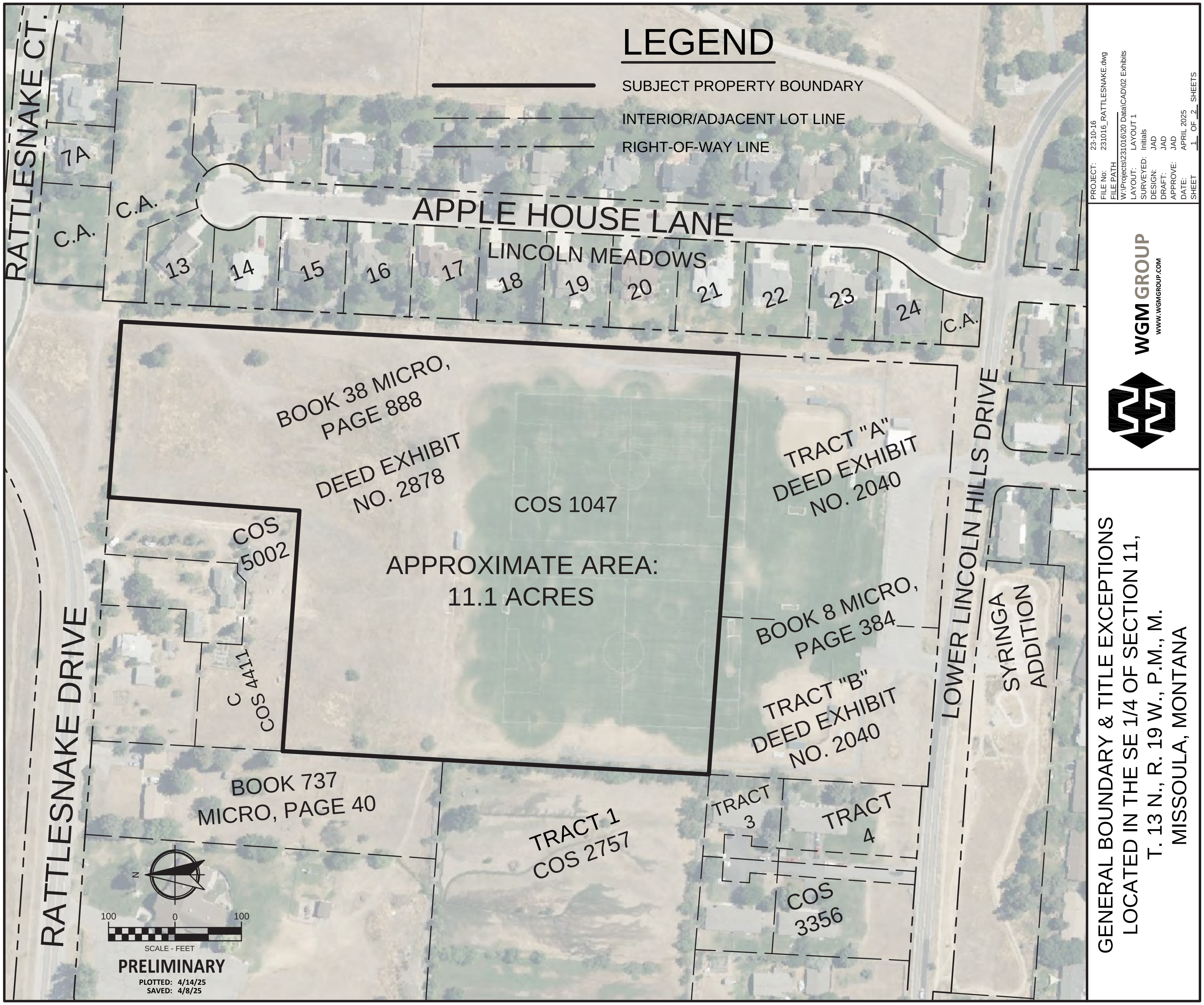

LEGEND
SUBJECT PROPERTY BOUNDARY
INTERIOR/ADJACENT LOT LINE
RIGHT-OF-WAY LINE
RATTLESNAKE CT.
7A
C.A.
C.A.
APPLE HOUSE LANE
LINCOLN MEADOWS
13
14
15
16
17
18
19
20
21
22
23
24
C.A.
BOOK 38 MICRO, PAGE 888
DEED EXHIBIT NO. 2878
COS 1047
TRACT "A" DEED EXHIBIT NO. 2040
LOWER LINCOLN HILLS DRIVE
COS 5002
APPROXIMATE AREA: 11.1 ACRES
BOOK 8 MICRO, PAGE 384
SYRINGA ADDITION
C COS 4411
TRACT "B" DEED EXHIBIT NO. 2040
RATTLESNAKE DRIVE
BOOK 737 MICRO, PAGE 40
TRACT 1 COS 2757
TRACT 3
TRACT 4
COS 3356
N
100
0
100
SCALE - FEET
PRELIMINARY
PLOTTED: 4/14/25
SAVED: 4/8/25
PROJECT: 23-10-16
FILE No: 231016_RATTLESNAKE.dwg
FILE PATH
W:\Projects\231016\20 Data\CAD\02 Exhibits
LAYOUT: LAYOUT 1
SURVEYED: Initials
DESIGN: JAD
DRAFT: JAD
APPROVE: JAD
DATE: APRIL 2025
SHEET 1 OF 2 SHEETS
WGM GROUP
WWW.WGMGROUP.COM
GENERAL BOUNDARY & TITLE EXCEPTIONS
LOCATED IN THE SE 1/4 OF SECTION 11,
T. 13 N., R. 19 W., P.M., M.
MISSOULA, MONTANA

FIGURE 10.7: TITLE EXCEPTIONS MAP

SUBIDIVISION GUARANTEE NO. 08020723
EXCEPTIONS*****

[1] THESE ITEMS ARE STANDARD TITLE POLICY EXCEPTIONS OR ARE NOT LAND SURVEY MATTERS, AND ARE NOT LOCATABLE (BLANKET IN NATURE).

[2] EASEMENTS DISCLOSED BY CERTIFICATE OF SURVEY(S) NO. 1047 AND 5002 AND DEED EXHIBIT NO. 2878. NO EASEMENTS DISCLOSED.

NOTES:

1) BOUNDARY LINES SHOWN HEREON WERE COMPUTED FROM RECORD DATA FROM SURVEYS/PLATS ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA AND IS FOR MAPPING/PLANNING PURPOSES ONLY AND IS NOT TO BE RELIED UPON.

2) EASEMENT LINE WORK SHOWN HEREON IS FROM REVIEW OF SUBDIVISION GUARANTEE NO. 08020723, DATED APRIL 01, 2025, ISSUED THROUGH THE OFFICE OF FLYING S TITLE AND ESCROW OF MONTANA, INC.

3) NO FIELDWORK HAS BEEN DONE TO CONFIRM LOCATIONS OF BOUNDARY/EASEMENT LINES.

4) SUBJECT PROPERTY LIES WITHIN CITY OF MISSOULA, MONTANA.

OWNER

HIGH SCHOOL DISTRICT NO. 1,
MISSOULA COUNTY, A BODY
CORPORATE FORMED UNDER THE
LAWS OF THE STATE OF MONTANA

PRELIMINARY
PLOTTED: 4/14/25
SAVED: 4/8/25

PROJECT: 23-10-16
FILE No: 231016_RATTLESNAKE.dwg
FILE PATH
W:\Projects\231016\20 Data\CAD\02 Exhibits
LAYOUT: LAYOUT 1
SURVEYED: Initials
DESIGN: JAD
DRAFT: JAD
APPROVE: JAD
DATE: APRIL 2025
SHEET 1 OF 2 SHEETS

WGM GROUP
WWW.WGMGROUP.COM

GENERAL BOUNDARY & TITLE EXCEPTIONS
LOCATED IN THE SE 1/4 OF SECTION 11,
T. 13 N., R. 19 W., P.M., M.
MISSOULA, MONTANA

RATTLESNAKE PROPERTY

The Rattlesnake Property has potential for residential development with access being a potential challenge. The property is not likely to be needed for future MCPS use.

Key Considerations

Location

The location of the property does not align with future MCPS needs.

BLR

The property had two parcels. A Boundary Line Relocation could be used to create a sale parcel.

Access

Accessing the site may be an issue and will need to be studied in coordination with a development proposal.

City/County/UM Interest

None identified.

Other MCPS Uses Considered

City Park

The neighborhood has an equitable amount of parkland, so the City acquiring additional property for parkland is not justified.

Parking

Additional parking to support the soccer fields was considered, but it was determined that additional parking could be added on the south end of the soccer fields allowing for another use on the northern portion of the property.

Options Evaluated

1 Maintain ownership and use as an undeveloped park.

2 Long-term lease or sale for non-MCPS use.

RECOMMENDATION

MAINTAIN OWNERSHIP
The recommendation for the Rattlesnake Property is to maintain ownership.

IMPLEMENTATION CONSIDERATIONS

While the recommendation for this property is to maintain ownership, the Planning Committee expressed that this property could be sold if needed to make the plan financially viable. This may need to be considered as this plan is implemented.

RIMEL ROAD PROPERTY

RIMEL ROAD PROPERTY

The property assessment begins with a summary of the property assessment and financial assessment. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

PROPERTY ASSESSMENT

	Is the property currently being used to meet the MCPS Core Mission and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the property have appropriate access and connectivity?
ASSESSMENT	✗	✓	✗	!	✗	✗
NOTES	The property is not used by MCPS.	The property is large enough for a school.	The property is located in an area planned for some residential growth. It is adjacent to a conservation easement and located near Chief Charlo Elementary.	Currently, the property's access and lack of infrastructure is limiting to potential uses of the site. As the adjacent Wildroot Subdivision is built, utilities and a connection to Hillview Way will provide more opportunity for uses on the property.	None have been identified.	Currently, there is limited access to the site. This will be improved with a connection to Hillview Way with the Wildroot Subdivision.

FINANCIAL ASSESSMENT

	What is the value of the property?*	Has there been recent investment in the property?	Is there deferred maintenance?	Does the property generate income?
ASSESSMENT	$6 million to $6.75 million	No	No	No
NOTES	*Based on BOV provided by SterlingCRE Advisors.	The property is undeveloped.	The property is undeveloped so there is no maintenance.	There are no leases on the property.

PROPERTY INFORMATION	
PROPERTY GEOCODE	04-2093-05-3-02-06-0000
PROPERTY ADDRESS	No physical address, adjacent to Rimel Road and near Heaven's Gate in South Hills
PROPERTY AREA	20 acres
ADJACENT LAND USES	Surrounded by undeveloped property; residential and agricultural land nearby.
ADDITIONAL PROPERTY INFORMATION	Property has 360 degree views of Missoula valley and surrounding mountains.
NUMBER OF PARCELS	1

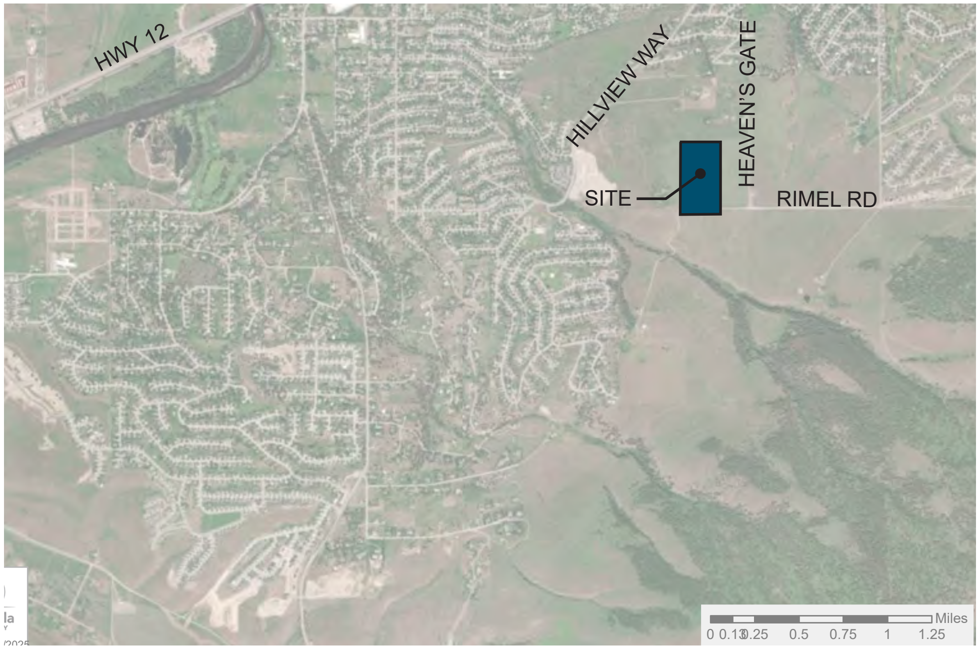

HWY 12
HILLVIEW WAY
HEAVEN'S GATE
SITE
RIMEL RD
0 0.13 0.25 0.5 0.75 1 1.25
Miles

FIGURE 11.1: LOCATION MAP

PHYSICAL ASSESSMENT	
TOPOGRAPHY	Moderate slopes (5%-9.9%) that should not constrain development.
SOILS	100% of the site is Minesinger-Bigarm complex, a relatively stable soil profile. This soil profile has the rating of “somewhat limited” to development according to the NRCS, due to moderate slopes and slight capacity for shrink-swell. These soils are considered “somewhat excessively drained.”
CULTURAL / HISTORIC	Property is fenced. Overhead power lines run along Rimel Road.

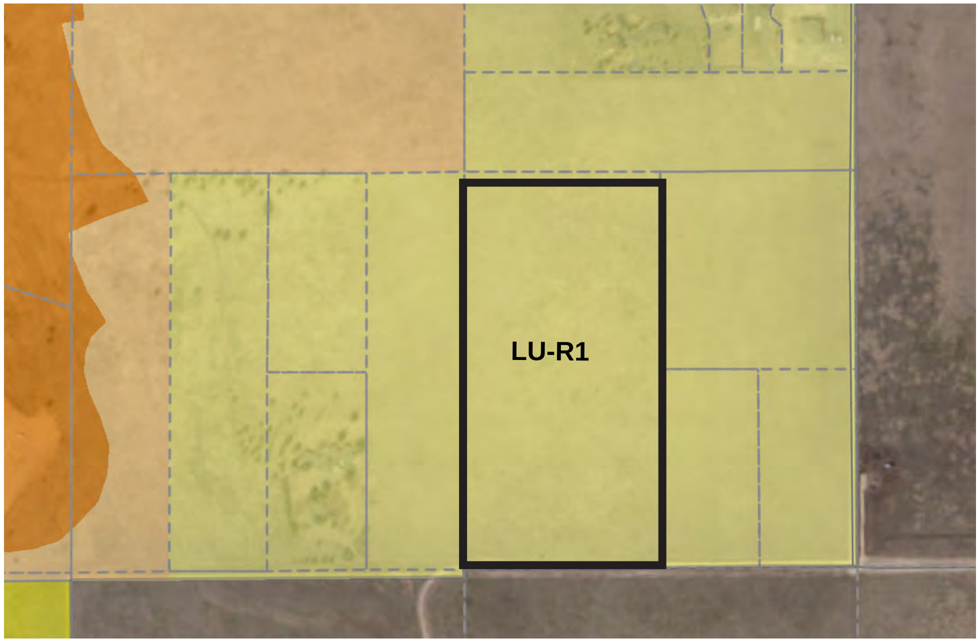


FIGURE 11.2: CITY ZONING MAP

REGULATORY ASSESSMENT	
JURISDICTION	City of Missoula
GROWTH POLICY/ LAND USE PLAN	Our Missoula 2045 Land Use Plan
PLACE TYPE	Limited Urban Residential. These quieter neighborhoods are located on the outskirts of the city core that have more limited transit options. Typically 3-4 units/parcel.
ZONING	The property is zoned Limited Urban Residential 1 (LU-R1). Development patterns in this district are likely car dependent. Street and block patterns provide limited connectivity and often include large blocks. Buildings typically have medium to large setbacks.
EASEMENTS	Conservation easement located on property to the south of MCPS property.

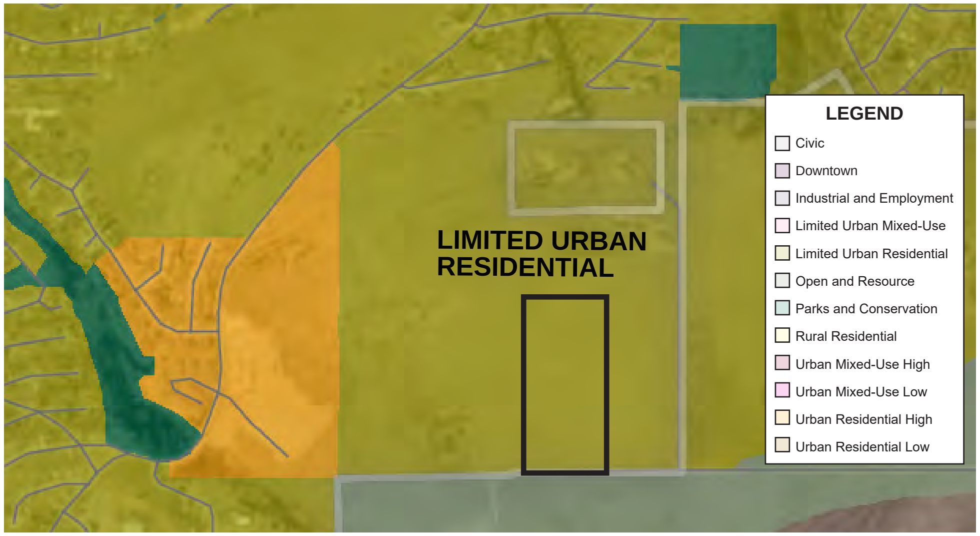

LIMITED URBAN RESIDENTIAL
LEGEND
Civic
Downtown
Industrial and Employment
Limited Urban Mixed-Use
Limited Urban Residential
Open and Resource
Parks and Conservation
Rural Residential
Urban Mixed-Use High
Urban Mixed-Use Low
Urban Residential High
Urban Residential Low

FIGURE 11.3: LAND USE PLAN MAP

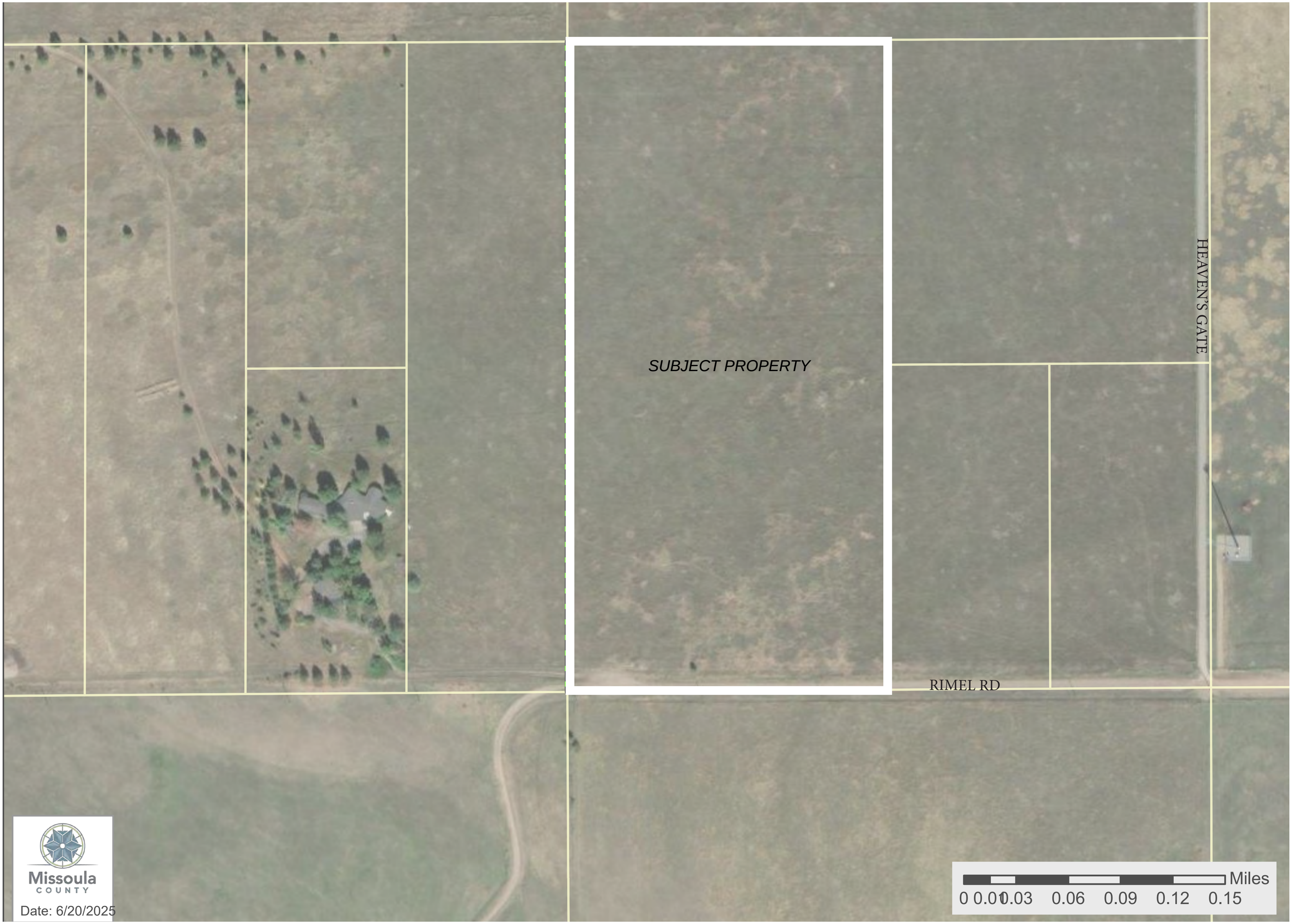
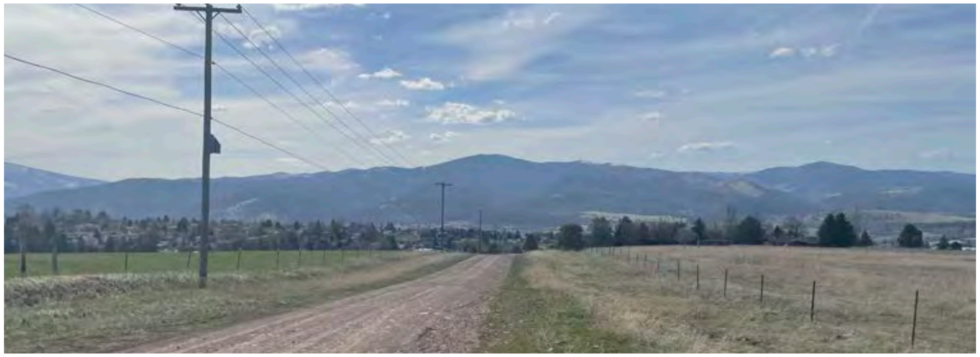

SUBJECT PROPERTY
HEAVEN'S GATE
RIMEL RD
Missoula COUNTY
Date: 6/20/2025
Miles
0 0.01 0.03 0.06 0.09 0.12 0.15

FIGURE 11.4: SITE MAP

TRANSPORTATION ASSESSMENT	
ACCESS	Accessible from the south via Rimel Road and connection to Whitaker Drive.
ACCESS CONTROL / PERMITS	Rimel Road is a county maintained, gravel road.
TRANSIT	Transit is not available at this location.
BIKE AND PEDESTRIAN AMENITIES	No sidewalks or bike lanes
PLANNED PROJECTS	The preliminary plat for the Wildroot Subdivision located off Hillview Way and to the west of the MCPS property was recently approved. It includes 460 new residential units on 248 lots. The subdivision includes the development of Rimel Road which will provide a connection from the MCPS property to Hillview Way, greatly improving access to the MCPS property as well as bringing sewer and water infrastructure closer to the property. The subdivision is phased so the planned infrastructure is not expected to be built for several years.



UTILITY ASSESSMENT	
SEWER	No existing sewer amenities to site (nearest City amenities approximately 2,000-ft distance from property)
WATER	No existing water amenities to site (nearest City amenities approximately 2,000ft distance from Property)
STORMWATER	No existing stormwater amenities
POWER	Overhead power lines along Rimel Road

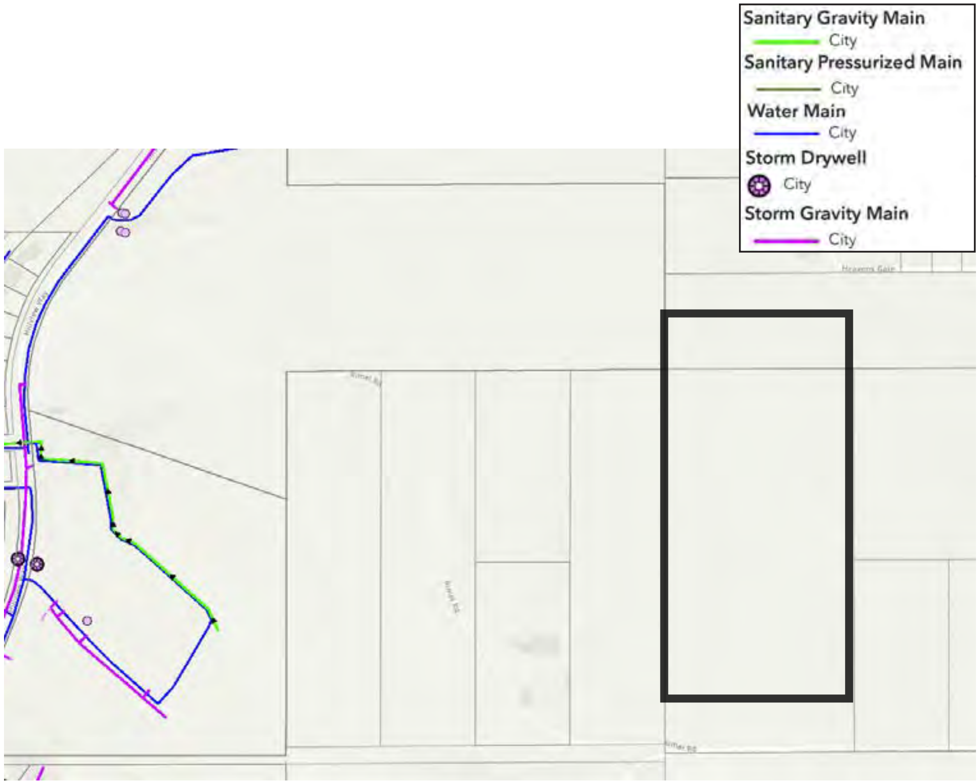
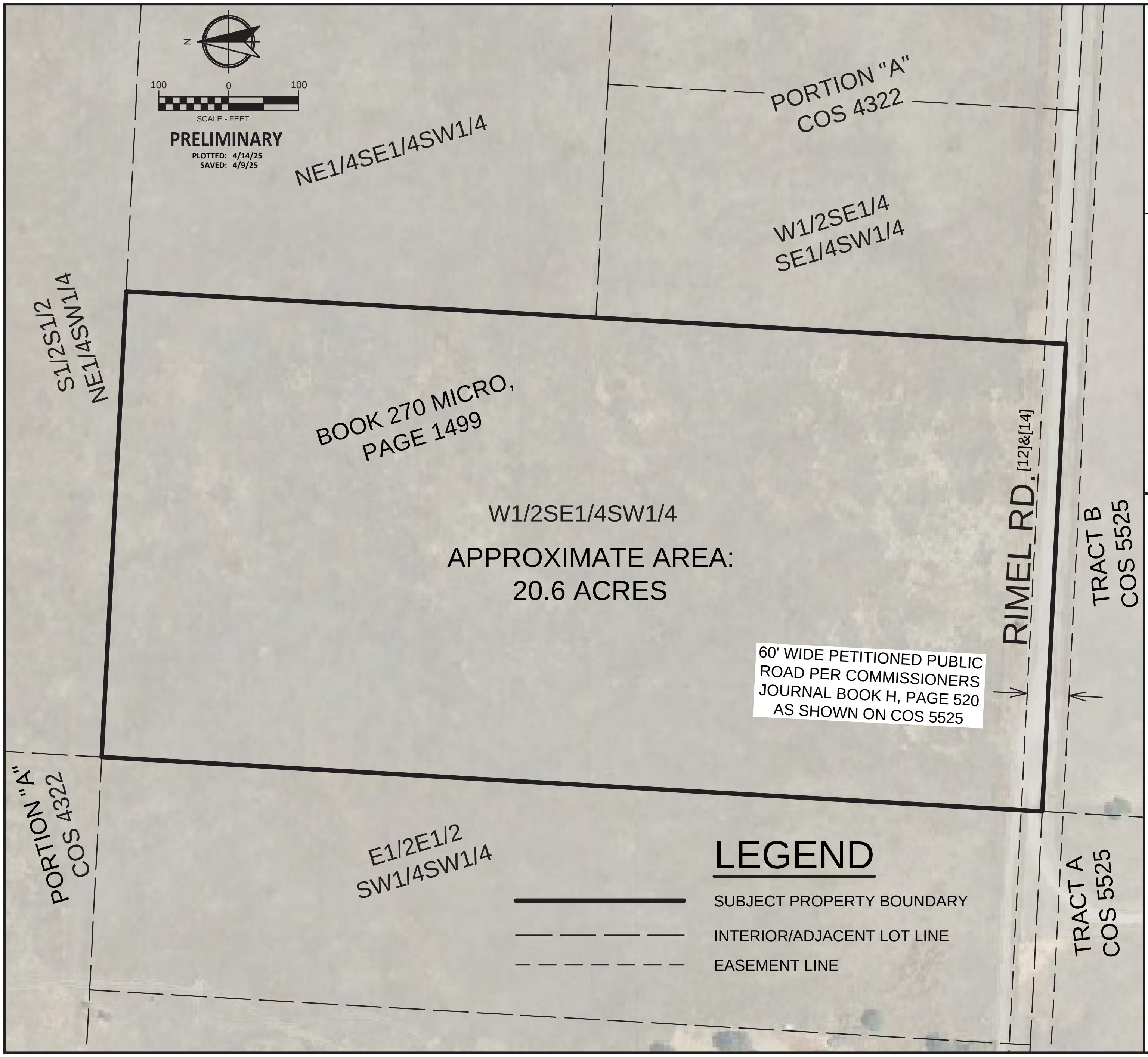


FIGURE 11.5: PUBLIC UTILITIES MAP


N
100
0
100
SCALE - FEET
PRELIMINARY
PLOTTED: 4/14/25
SAVED: 4/9/25
NE1/4SE1/4SW1/4
PORTION "A"
COS 4322
W1/2SE1/4
SE1/4SW1/4
S1/2S1/2
NE1/4SW1/4
BOOK 270 MICRO,
PAGE 1499
W1/2SE1/4SW1/4
APPROXIMATE AREA:
20.6 ACRES
RIMEL RD. [12]&[14]
TRACT B
COS 5525
60' WIDE PETITIONED PUBLIC ROAD PER COMMISSIONERS JOURNAL BOOK H, PAGE 520 AS SHOWN ON COS 5525
PORTION "A"
COS 4322
E1/2E1/2
SW1/4SW1/4
TRACT A
COS 5525
LEGEND
SUBJECT PROPERTY BOUNDARY
INTERIOR/ADJACENT LOT LINE
EASEMENT LINE

PROJECT: 23-10-16
FILE No: 231016_55th STREET.dwg
FILE PATH
W:\Projects\231016\20 Data\CAD\02 Exhibits
LAYOUT: LAYOUT 1
SURVEYED: Initials
DESIGN: JAD
DRAFT: JAD
APPROVE: JAD
DATE: APRIL 2025
SHEET 1 OF 2 SHEETS

WGM GROUP
WWW.WGMGROUP.COM

GENERAL BOUNDARY & TITLE EXCEPTIONS
LOCATED IN THE SW 1/4 OF SECTION 5,
T. 12 N., R. 19 W., P.M., M.
MISSOULA, MONTANA

FIGURE 11.6: TITLE EXCEPTIONS MAP

TITLE COMMITMENT NO. 11345
EXCEPTIONS*****

[1]-[11] THESE ITEMS ARE STANDARD TITLE POLICY EXCEPTIONS OR ARE NOT LAND SURVEY MATTERS, AND ARE NOT LOCATABLE (BLANKET IN NATURE).

[12] ACCESS AGREEMENT TO TRAVEL OVER, ACROSS AND UPON A 15' WIDE STRIP OF LYING NORTHERLY OF THE SECTION LINE COMMON TO PORTIONS OF SECTIONS 5 AND 8 IN TOWNSHIP 12 NORTH, RANGE 19 WEST FOR THE BENEFIT OF AGNES SHARP CAINE. SAID 15 WIDE STRIP IS LOCATED WITHIN RIMEL ROAD, A 60' WIDE COUNTY ROAD EASEMENT PER COMMISSIONERS JOURNAL BOOK H, PAGE 520 AS SHOWN ON COS 5525. RIMEL ROAD PLOTTED HEREON.

[13] A PIPE LINE EASEMENT FOR THE TRANSMISSION OF GAS GRANTED TO THE MONTANA POWER COMPANY PER BOOK 195 DEEDS, PAGE 282. DOES NOT AFFECT THE SUBJECT PROPERTY, NOT PLOTTED HEREON.

[14] A 15' WIDE PRESCRIPTIVE EASEMENT ALONG THE SOUTHERLY BOUNDARY OF THE SUBJECT PROPERTY PER BOOK 221 MICRO, PAGE 1902. SAID 15' WIDE PRESCRIPTIVE EASEMENT IS LOCATED WITHIN RIMEL ROAD, A 60' WIDE COUNTY ROAD EASEMENT PER COMMISSIONERS JOURNAL BOOK H, PAGE 520 AS SHWON ON COS 5525. RIMEL ROAD PLOTTED HEREON.

NOTES:

1) BOUNDARY LINES SHOWN HEREON WERE COMPUTED FROM RECORD DATA FROM SURVEYS/PLATS ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA AND IS FOR MAPPING/PLANNING PURPOSES ONLY AND IS NOT TO BE RELIED UPON.

2) EASEMENT LINE WORK SHOWN HEREON IS FROM REVIEW OF TITLE COMMITMENT NO. 11345 WITH A COMMITMENT DATE OF APRIL 7, 2025, ISSUED BY STEWART TITLE GUARANTY COMPANY.

3) NO FIELDWORK HAS BEEN DONE TO CONFIRM LOCATIONS OF BOUNDARY/EASEMENT LINES.

4) SUBJECT PROPERTY LIES WITHIN CITY OF MISSOULA, MONTANA.

OWNER

SCHOOL DISTRICT #1,
MISSOULA MONTANA

PRELIMINARY
PLOTTED: 4/14/25
SAVED: 4/9/25

PROJECT: 23-10-16
FILE No: 231016_55th STREET.dwg
FILE PATH
W:\Projects\231016\20 Data\CAD\02 Exhibits
LAYOUT: LAYOUT 1
SURVEYED: Initials
DESIGN: JAD
DRAFT: JAD
APPROVE: JAD
DATE: APRIL 2025
SHEET 2 OF 2 SHEETS

WGM GROUP
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GENERAL BOUNDARY & TITLE EXCEPTIONS
LOCATED IN THE SW 1/4 OF SECTION 5,
T. 12 N., R. 19 W., P.M., M.
MISSOULA, MONTANA

RIMEL ROAD PROPERTY

The Rimel Road Property is located where there is low planned residential growth with conservation land to the south, so it is unlikely to ever be used by MCPS for a school. The property has good development potential which is reflected in the value of the property.

Key Considerations

Location

The location of the property does not align with future MCPS needs.

Regulations

The property has a residential zoning that would allow 1 home per 5,400 sf, but the land use plan designates the property as Open and Resource land.

Timeline

The timing for implementation should be considered with adjacent planned development providing infrastructure improvements.

City/County/UM Interest

- Potential for land trade with City or County.
- Opportunity for trail connection along southern property boundary.

Other MCPS Uses Considered

None were identified.

Options Evaluated

1 Maintain ownership and use as undeveloped property.

2 Long-term lease or sale for non-MCPS use.

RECOMMENDATION

LONG-TERM LEASE OR SALE
The recommendation for the Rimel Road property is a long-term lease or sale to maximize financial return for MCPS.

The broker opinion of value is $6,000,000 to $6,750,000 with a suggested list price of $7,500,000. The estimated marketing time to secure a tenant or buyer is 12 to 18 months. See Appendix B for more information.

IMPLEMENTATION CONSIDERATIONS

While this property is infrastructure deficient, which will affect the sale of the property, a subdivision has been approved adjacent tot he property that will eventually improve vehicular access and proximity to utilities. As development moves closer to the property, the value of the property is expected to increase. However, based on the current MCPS needs and goals as well as the anticipated sale price of the property, the benefits of selling this property outweigh potentially selling the property at a higher value in the long-term. By selling the property in the near rem, the property will likely generate a majority of the principal that is planned for investment and providing the returns needed to maintain the buildings recommended to remain under MCPS ownership.

See the Administration Building Implementation Considerations for the pros and cons of a long-term lease vs. a sale of the property.

SEELEY-SWAN PROPERTY

SEELEY-SWAN PROPERTY

The property assessment begins with a summary of the property assessment and financial assessment. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

PROPERTY ASSESSMENT						
	Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the site have appropriate access and connectivity?
ASSESSMENT	✗	✓	✗	✓	!	✓
NOTES	The property surrounding the high school facilities is not contributing to the MCPS Core Purpose.	The property is large enough to accommodate additional classroom space.	A need for additional classroom space is not anticipated in this area.	The property can support other uses.	The site could support housing when sewer is available.	The site has multiple access points. The site has limited infrastructure for bikes and pedestrians, but that's typical for a community of Seeley's size.

FINANCIAL ASSESSMENT

	What is the value of the property?	Has there been recent investment in the property?	Is there deferred maintenance?	Does the property generate income?
ASSESSMENT	N/A	No	No	No
NOTES	The value of the property has not been evaluated at this time.			The area is used as a community park, but there is no lease agreement.

PROPERTY INFORMATION	
PROPERTY GEOCODE	04-2540-02-2-01-03-0000
PROPERTY ADDRESS	456 Airport Road, Seeley Lake, MT 59868
PROPERTY AREA	54.13 acres, approximately 34.5 acres that do not include high school facilities
EXISTING STRUCTURES	Property includes the existing high school facilities.
EXISTING USES	High school on premises, football field, track and field facilities, trails, folf course
ADJACENT LAND USES	Lolo National Forest to the north; residential to the east, west and south.
ADDITIONAL PROPERTY INFORMATION	Only the property surrounding the high school facilities is included in this study. Undeveloped area used as a community park.
NUMBER OF PARCELS	1

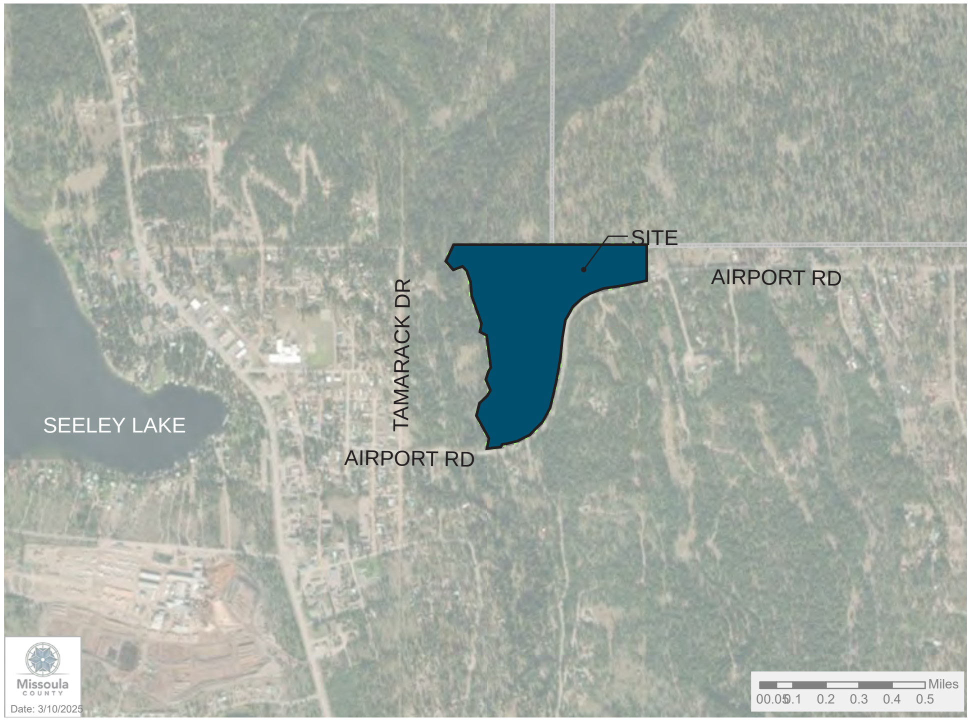

SITE
AIRPORT RD
TAMARACK DR
SEELEY LAKE
AIRPORT RD
Missoula
COUNTY
Date: 3/10/2025
Miles
0 0.05 0.1 0.2 0.3 0.4 0.5

FIGURE 12.1: LOCATION MAP

PHYSICAL ASSESSMENT

TOPOGRAPHY	The site is generally flat. Slopes less than 12% make up most of the site, oriented towards the center where the building and football field are. The terrain slopes downward towards Morrell Creek along the western slope at grades between 12-25%, and there is a band of steeper (25-30%) slopes near the eastern boundary.
SOILS	The soil along Morrell Creek is limiting for development due to potential for flooding and high ground water. There are some areas throughout the property with steep slopes that may be limiting to development.
WATERWAYS	The western boundary is Morrell Creek.

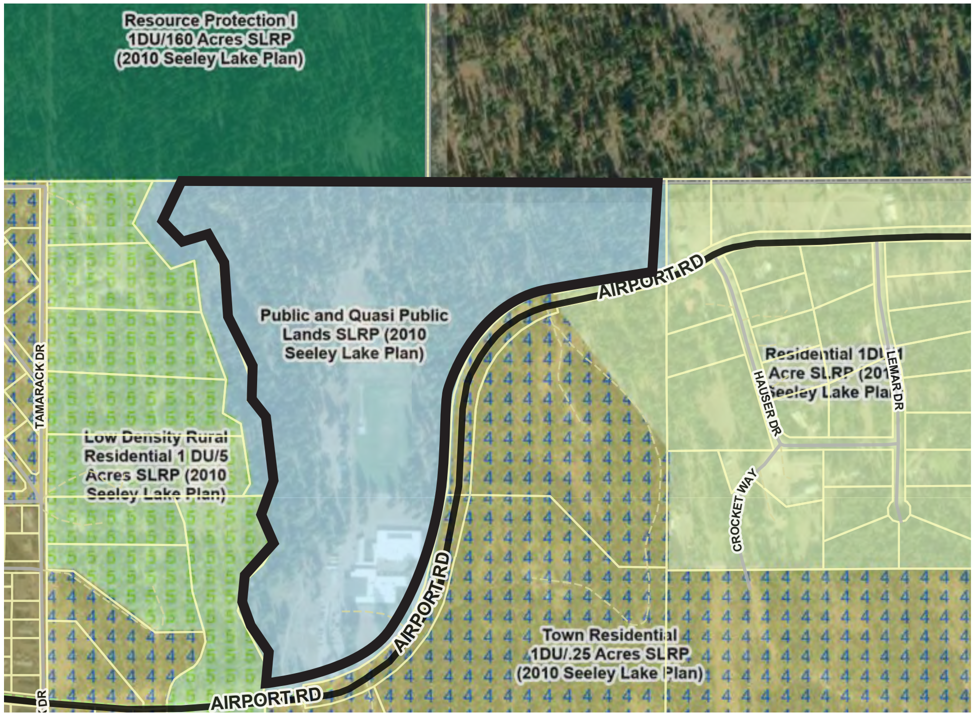

Resource Protection I
1DU/160 Acres SLRP
(2010 Seeley Lake Plan)
Public and Quasi Public
Lands SLRP (2010
Seeley Lake Plan)
AIRPORT RD
Residential 1DU/1
Acre SLRP (201
Seeley Lake Pla
HAUSER DR
LEMAR DR
TAMARACK DR
Low Density Rural
Residential 1 DU/5
Acres SLRP (2010
Seeley Lake Plan)
CROCKET WAY
AIRPORT RD
Town Residential
1DU/.25 Acres SLRP
(2010 Seeley Lake Plan)
AIRPORT RD

FIGURE 12.2: LAND USE MAP

REGULATORY ASSESSMENT

JURISDICTION	Missoula County
GROWTH POLICY/ LAND USE PLAN	2010 Seeley Lake Plan
LAND USE DESIGNATION/PLACE TYPE	Public and Quasi Public Lands SLRP
ZONING	Unzoned
FLOODPLAIN	No flood hazard areas exist on the property according to the FEMA FIRM, however the NRCS soil map indicates development limitations due to flooding along Morrell Creek, which could imply elevated flooding risk. An additional site-specific engineering study is recommended to confirm the level of flood risk for the property and to provide suitable development recommendations.

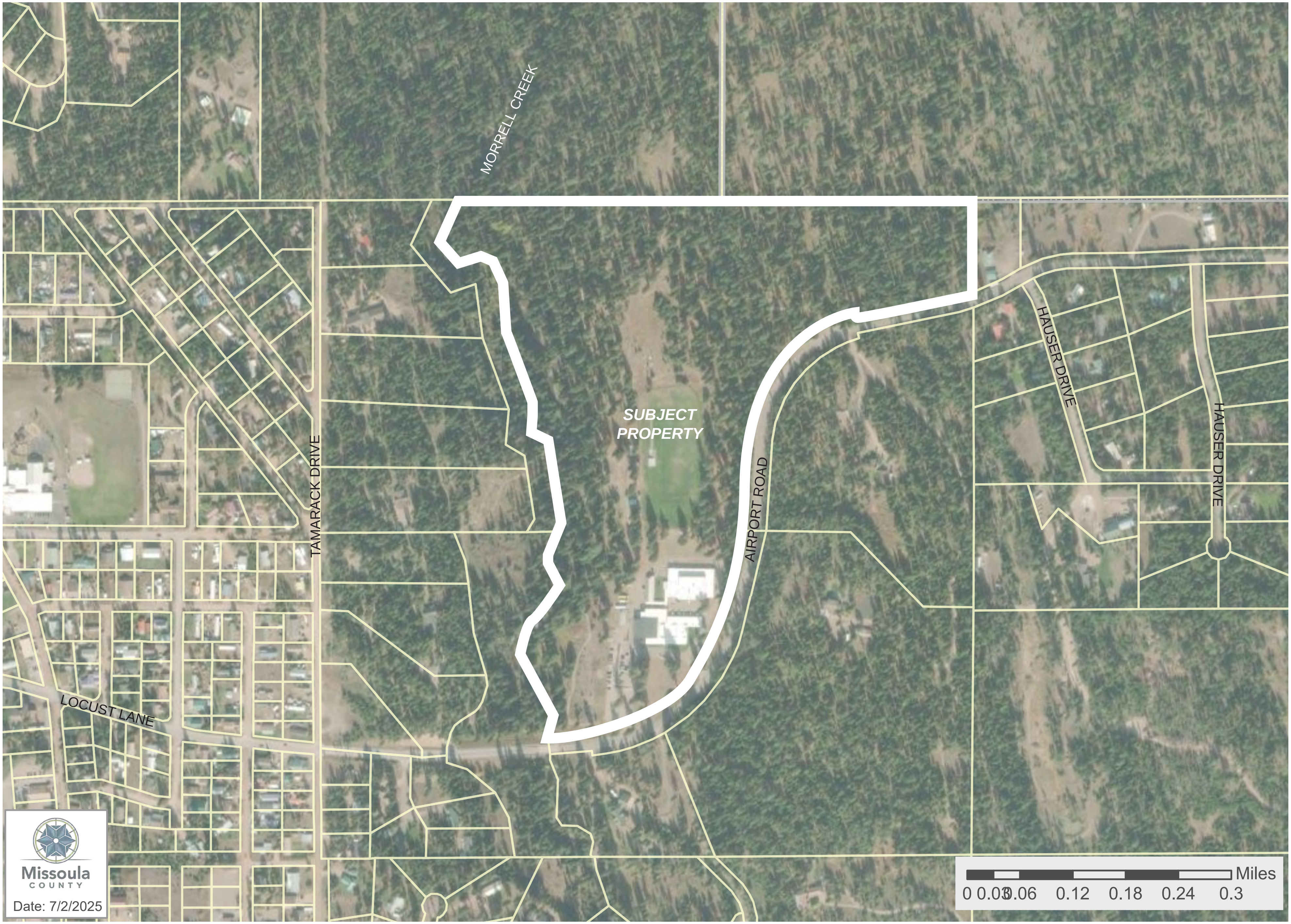

MORRELL CREEK
SUBJECT PROPERTY
TAMARACK DRIVE
AIRPORT ROAD
HAUSER DRIVE
HAUSER DRIVE
LOCUST LANE
Missoula COUNTY
Date: 7/2/2025
Miles
0 0.03 0.06 0.12 0.18 0.24 0.3

FIGURE 12.3: SITE MAP

TRANSPORTATION ASSESSMENT

ACCESS	Airport Road is accessed from MT Highway 83, an MDT, State-maintained road. There are two driveways off of Airport Road to the parking lots on the property.
ACCESS CONTROL / PERMITS	Airport Road is accessed from MT Highway 83, an MDT, State-maintained road.
BIKE AND PEDESTRIAN AMENITIES	There are no bike lanes or sidewalks on Airport Road, but there is a bike path on MT-83

UTILITY ASSESSMENT

SEWER	Development in Seeley is very imited until a sewer system is implemented. This is likely to be about 5 years out. There are two septic sytem permits on file with Missoula County. One permit was filed in 1993 for two 1,000-gallon septic tanks and drainfield to serve three trailers. The second permit was filed in 1999 for a replacement system that included an existing 2,500-gallon septic tank, a new 2,000 gallon septic tank, a new 1,500-gallon grease interceptor, a new 2,000 gallon pump tank, and drainfield.
WATER	There are four well logs for the property. One well was abandoned and two wells are lsited as unused. The fourth well's total depth is 650 ft with a 5 gpm pump rate.
STORMWATER	No stormwater infrastructure on the site.

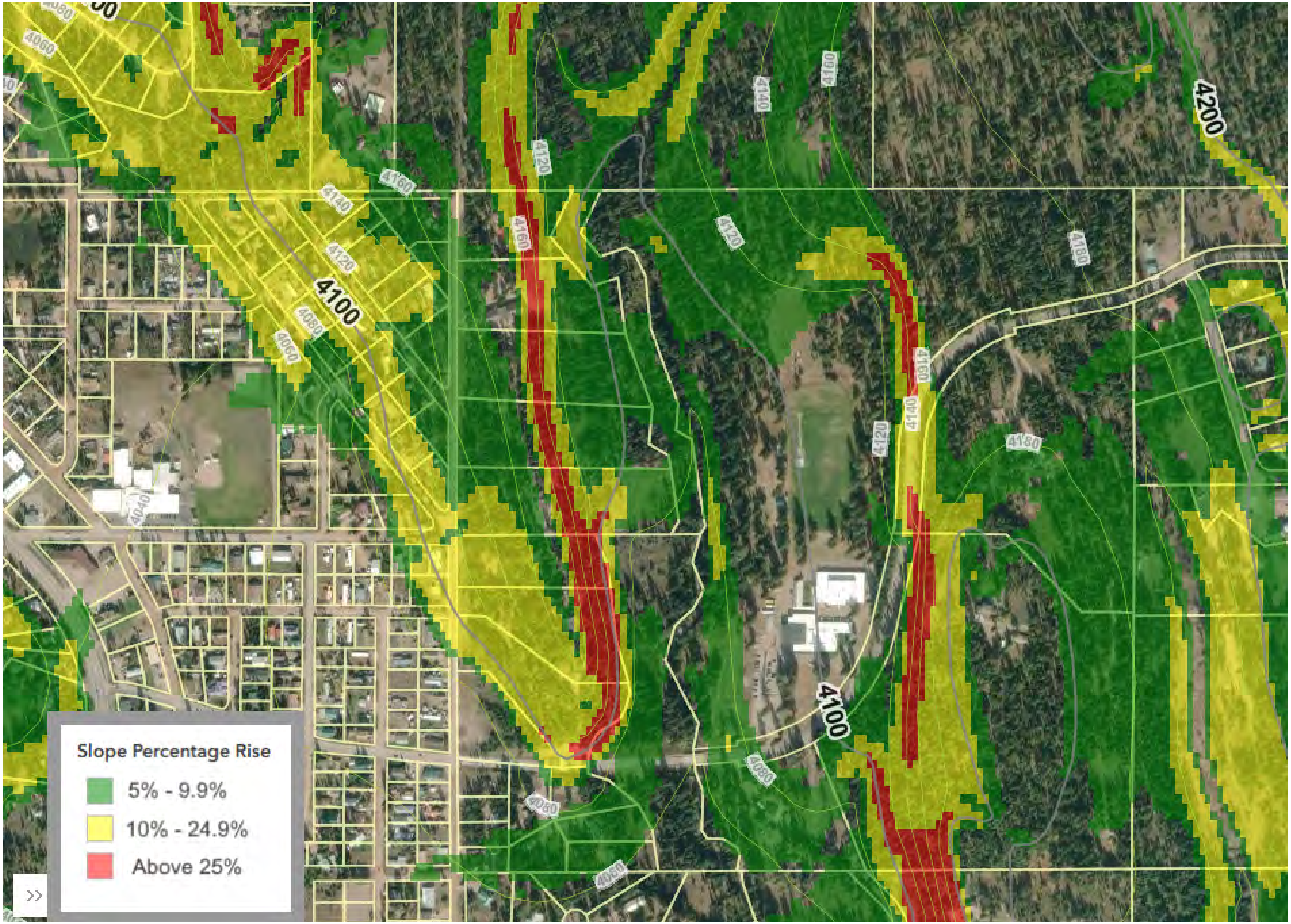

Slope Percentage Rise
🟩 5% - 9.9%
🟨 10% - 24.9%
🟥 Above 25%
4100
4100
4200
4060
4080
4120
4140
4160
4180
4040
»

FIGURE 12.4: SLOPE

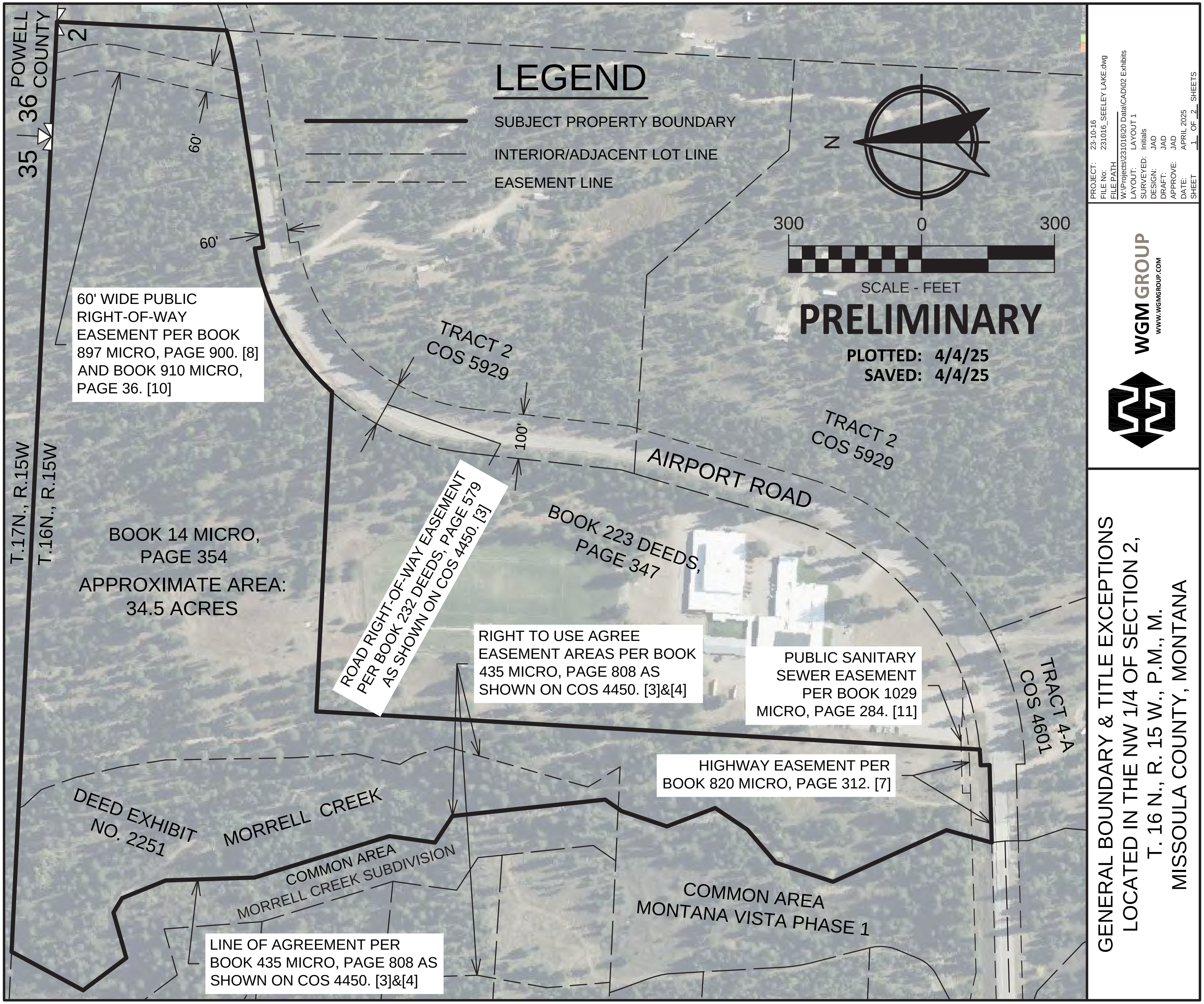

LEGEND
SUBJECT PROPERTY BOUNDARY
INTERIOR/ADJACENT LOT LINE
EASEMENT LINE
N
300
0
300
SCALE - FEET
PRELIMINARY
PLOTTED: 4/4/25
SAVED: 4/4/25
POWELL COUNTY
2
36
35
T.17N., R.15W
T.16N., R.15W
60'
60'
60' WIDE PUBLIC RIGHT-OF-WAY EASEMENT PER BOOK 897 MICRO, PAGE 900. [8] AND BOOK 910 MICRO, PAGE 36. [10]
TRACT 2 COS 5929
100'
TRACT 2 COS 5929
AIRPORT ROAD
BOOK 14 MICRO, PAGE 354
APPROXIMATE AREA: 34.5 ACRES
ROAD RIGHT-OF-WAY EASEMENT PER BOOK 232 DEEDS, PAGE 579 AS SHOWN ON COS 4450. [3]
BOOK 223 DEEDS, PAGE 347
RIGHT TO USE AGREE EASEMENT AREAS PER BOOK 435 MICRO, PAGE 808 AS SHOWN ON COS 4450. [3]&[4]
PUBLIC SANITARY SEWER EASEMENT PER BOOK 1029 MICRO, PAGE 284. [11]
TRACT 4-A COS 4601
HIGHWAY EASEMENT PER BOOK 820 MICRO, PAGE 312. [7]
DEED EXHIBIT NO. 2251
MORRELL CREEK
COMMON AREA MORRELL CREEK SUBDIVISION
COMMON AREA MONTANA VISTA PHASE 1
LINE OF AGREEMENT PER BOOK 435 MICRO, PAGE 808 AS SHOWN ON COS 4450. [3]&[4]
PROJECT: 23-10-16
FILE No: 231016_SEELEY LAKE.dwg
FILE PATH
W:\Projects\231016\20 Data\CAD\02 Exhibits
LAYOUT: LAYOUT 1
SURVEYED: Initials
DESIGN: JAD
DRAFT: JAD
APPROVE: JAD
DATE: APRIL 2025
SHEET 1 OF 2 SHEETS
WGM GROUP
WWW.WGMGROUP.COM
GENERAL BOUNDARY & TITLE EXCEPTIONS LOCATED IN THE NW 1/4 OF SECTION 2, T. 16 N., R. 15 W., P.M., M. MISSOULA COUNTY, MONTANA

FIGURE 12.5: TITLE EXCEPTIONS MAP

SUBIDIVISION GUARANTEE NO. 08020708 EXCEPTIONS*****

[1], AND [5]-[6] THESE ITEMS ARE STANDARD TITLE POLICY EXCEPTIONS OR ARE NOT LAND SURVEY MATTERS, AND ARE NOT LOCATABLE (BLANKET IN NATURE).

[2] A PORTION OF THIS PROPERTY APPEARS TO HAVE BEEN ACQUIRED BY ACCRETION OR AVULSION IN THE CHANGES O THE MEAN LOW WATER LINE OF MORRELL CREEK. THIS COMMITMENT IS ISSUED AND ACCEPTED UPON THE ASSUMPTION THAT TITLE TO THE ALLUVION FOLLOWS THAT OF THE ABUTTING PROPERTY AND LIABILITY THEREON IS EXCEPTED. APPROXIMATE LOCATION OF MORRELL CREEK PLOTTED HEREON.

[3] EASEMENTS DISCLOSED BY CERTIFICATE OF SURVEY NO. 4450. ROAD RIGHT-OF-WAY EASEMENT, LINE AGREEMENT AND RIGHT TO USE AGREEMENT AREA WITH RESTRICTION. PLOTTED HEREON.

[4] EASEMENT AND LINE AGREEMENT PER BOOK 435 MICRO, PAGE 808. PLOTTED HEREON, SEE BOOK 435 MICRO, PAGE 808 FOR EASEMENT PERMITTED AND NOT PERMITTED USES.

[7] HIGHWAY EASEMENT GRANTED TO MISSOULA COUNTY PER BOOK 820 MICRO, PAGE 312. PLOTTED HEREON.

[8] 60' WIDE PUBLIC RIGHT-OF-WAY EASEMENT PER BOOK 897 MICRO, PAGE 900, RECORDED 07/27/2012. EASEMENT SUBJECT TO THE CONDITION IF THERE IS NO CONSTRUCTION OF A ROAD OR INSTALLATION OF UTILITIES WITHIN A PERIOD OF TEN (10) YEARS OF THE DATE OF INSTRUMENT, THE EASEMENT WILL EXTINGUISH. EASEMENT PLOTTED HEREON, NO FIELD INSPECTION TO VERIFY ROAD OR UTILITIES EXIST HAS BEEN COMPLETED.

[9] 10' WIDE ELECTRICAL LINE EASEMENT GRANTED TO MISSOULA ELECTRIC COOPERATIVE PER BOOK 900 MICRO, PAGE 402. BLANKET IN NATURE, NOT PLOTTED HEREON.

[10] 60' WIDE PUBLIC RIGHT-OF-WAY EASEMENT PER BOOK 910 MICRO, PAGE 36, RECORDED 03/18/2013. EASEMENT SUBJECT TO THE CONDITION IF THERE IS NO CONSTRUCTION OF A ROAD OR INSTALLATION OF UTILITIES WITHIN A PERIOD OF TEN (10) YEARS OF THE DATE OF INSTRUMENT, THE EASEMENT WILL EXTINGUISH. EASEMENT PLOTTED HEREON, NO FIELD INSPECTION TO VERIFY ROAD OR UTILITIES EXIST HAS BEEN COMPLETED.

[11] PUBLIC SANITARY SEWER EASEMENT PER BOOK 1029 MICRO, PAGE 284. PLOTTED HEREON.

NOTES:

1) BOUNDARY LINES SHOWN HEREON WERE COMPUTED FROM RECORD DATA FROM SURVEYS/PLATS ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA AND IS FOR MAPPING/PLANNING PURPOSES ONLY AND IS NOT TO BE RELIED UPON.

2) EASEMENT LINE WORK SHOWN HEREON IS FROM REVIEW OF SUBDIVISION GUARANTEE NO. 08020708, DATED MARCH 27, 2025, ISSUED THROUGH THE OFFICE OF FLYING S TITLE AND ESCROW OF MONTANA, INC.

3) NO FIELDWORK HAS BEEN DONE TO CONFIRM LOCATIONS OF BOUNDARY/EASEMENT LINES.

4) SUBJECT PROPERTY LIES WITHIN MISSOULA COUNTY, MONTANA.

PRELIMINARY

PLOTTED: 4/4/25
SAVED: 4/4/25

OWNER

HIGH SCHOOL DISTRICT NO. 1,
MISSOULA COUNTY

PROJECT: 23-10-16
FILE No: 231016_SEELEY LAKE.dwg
FILE PATH
W:\Projects\231016\20 Data\CAD\02 Exhibits
LAYOUT: LAYOUT 2
SURVEYED: Initials
DESIGN: JAD
DRAFT: JAD
APPROVE: JAD
DATE: APRIL 2025
SHEET 2 OF 2 SHEETS

WGM GROUP
WWW.WGMGROUP.COM

GENERAL BOUNDARY & TITLE EXCEPTIONS
LOCATED IN THE NW 1/4 OF SECTION 2,
T. 16 N., R. 15 W., P.M., M.
MISSOULA COUNTY, MONTANA

SEELEY-SWAN PROPERTY

The Seeley-Swan Property has the potential for housing development once sewer is available which could provide staff and community housing. Maintaining some flexibility on this property to respond to community growth is important.

Key Considerations

Housing

There is limited housing available in the community for teachers, but development is limited by the sewer.

Recreation Area

The community has provided some park enhancements to the property. There is the potential for additional improvements.

City/County/UM Interest

Opportunity for County to expand park presence on the property including a maintenance agreement.

Other MCPS Uses Considered

None were identified.

Options Evaluated

1. Maintain ownership and use as an undeveloped property and park.
2. Explore the opportunity to partner with Missoula County to improve park amenities while maintaining flexibility in future use.
3. Develop community housing once sewer is available and provide an outdoor learning lab.

RECOMMENDATION

Explore the opportunity to partner with Missoula County to improve park amenities while maintaining flexibility for future uses. Provide limits to park area and identify future housing areas to ensure flexibility for future uses.

IMPLEMENTATION CONSIDERATIONS

Missoula County has indicated that there is interest in providing additional improvements and/or maintenance to the part of the property currently used as a community park. Identifying the limits to the park will be important so that space is reserved for future educational needs and potentially for housing that would be supported by a future sewer system. The intent is to prioritize MCPS needs because it is difficult to change the use of the property once another use is developed and utilized by the community.

JOHN H TOOLE
RIVERFRONT PARK

TOOLE PARK PROPERTY

TOOLE PARK PROPERTY

The property assessment begins with a summary of the property assessment and financial assessment. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

PROPERTY ASSESSMENT

	Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the proeprty have appropriate access and connectivity?
ASSESSMENT	✓	✗	!	✓	✗	!
NOTES	The property is used Hellgate PE classes and football.	The property is too small for a school.	The property is centrally located in a neighborhood planned for moderate residential growth. The adjacent University District is generally built out so will likely be slow to see increased residential density.	The property is currently used for PE and sports.	The property is likely too small to support another MCPS need unless it is in collaboration with the adjacent City of Missoula property.	The property has good bike and pedestrian access along the River Trail. Vehicular access is only available from 4th Street which dead ends adjacent to the property.

FINANCIAL ASSESSMENT

	What is the value of the property?*	Has there been recent investment in the property?	Is there deferred maintenance?	Does the property generate income?
ASSESSMENT	N/A	No	The track surface is gravel and could be upgraded to allow for additional use.	No lease on the property.
NOTES	The value of the property has not been evaluated at this time.			There is a maintenance agreement with the City of Missoula.

PROPERTY INFORMATION	
PROPERTY GEOCODE	04-2200-22-3-15-17-0000
PROPERTY ADDRESS	No Physical Address, part of Toole Park
PROPERTY AREA	2.9 acres
ADJACENT USES	Surrounded by residential and part of open space along Clark Fork River
ADDITIONAL PROPERTY INFORMATION	Fields owned by MCPS and irrigated by City of Missoula. Public bathrooms on site are property of the City. City of Missoula also performs mowing on the property, although the upkeep is shared.
NUMBER OF PARCELS	1

JOHN H TOOLE
RIVERFRONT PARK

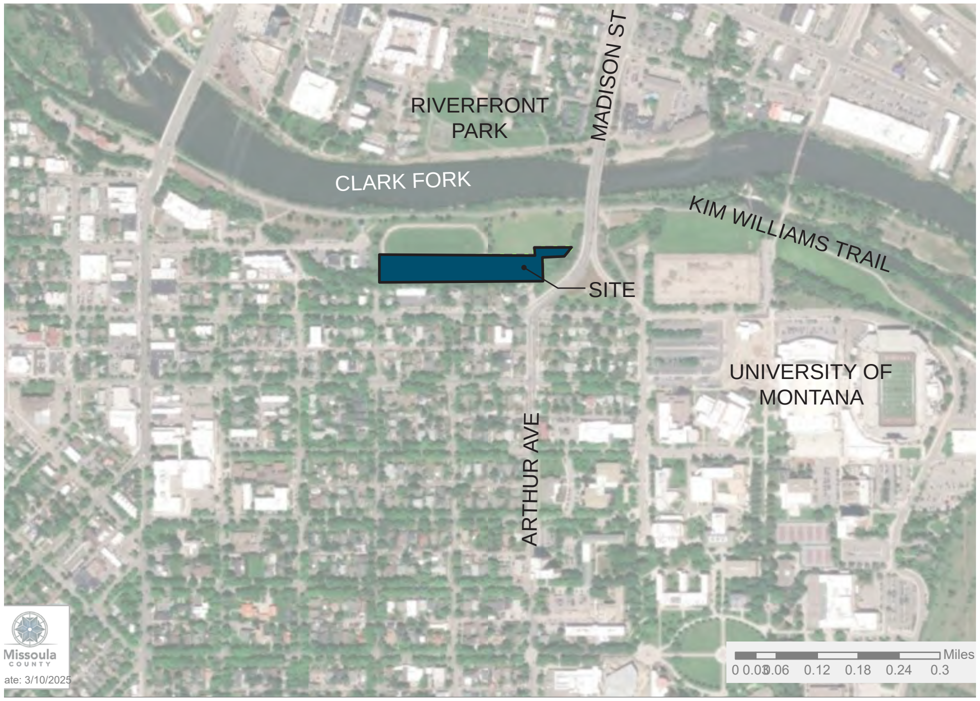
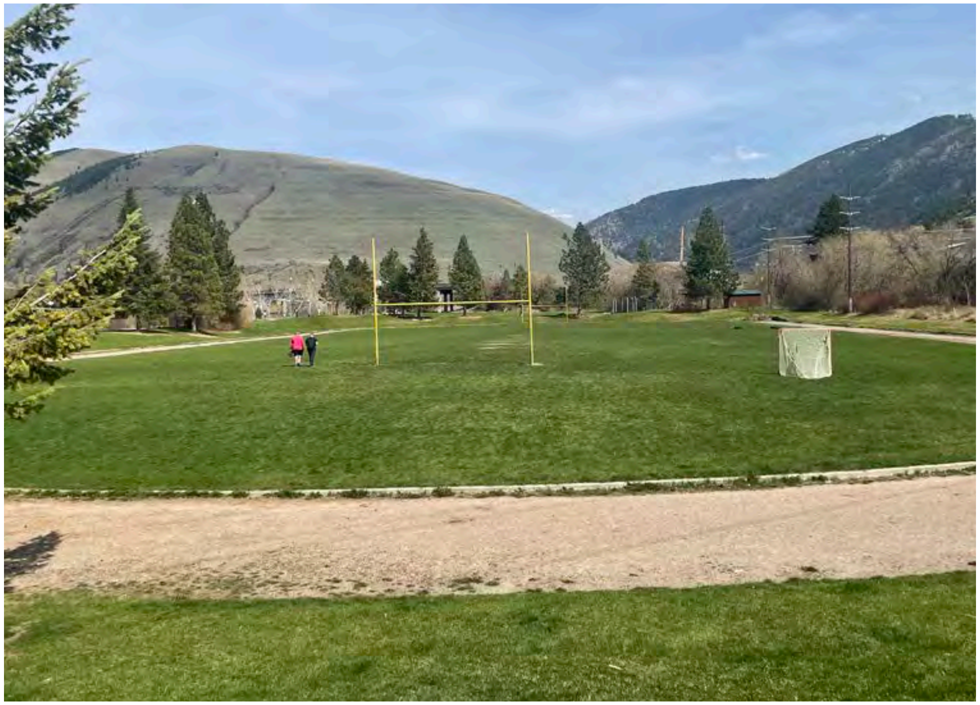

RIVERFRONT PARK
MADISON ST
CLARK FORK
KIM WILLIAMS TRAIL
SITE
UNIVERSITY OF MONTANA
ARTHUR AVE
Missoula COUNTY
ate: 3/10/2025
0 0.03 0.06 0.12 0.18 0.24 0.3 Miles

FIGURE 13.1: CONTEXT MAP

REGULATORY ASSESSMENT

JURISDICTION	City of Missoula
GROWTH POLICY/ LAND USE PLAN	Our Missoula 2045 Land Use Plan
LAND USE DESIGNATION/PLACE TYPE	Parks and Conservation Lands. These areas are designated for larger parks that are in public ownership, larger common areas that are intended for use by a group of residents.
ZONING	The property is zoned Open Lands (OP-1). This district is intended to preserve in perpetuity lands that are either held by public institutions for either environmentally sensitive lands, historic resources, or for recreation purposes.



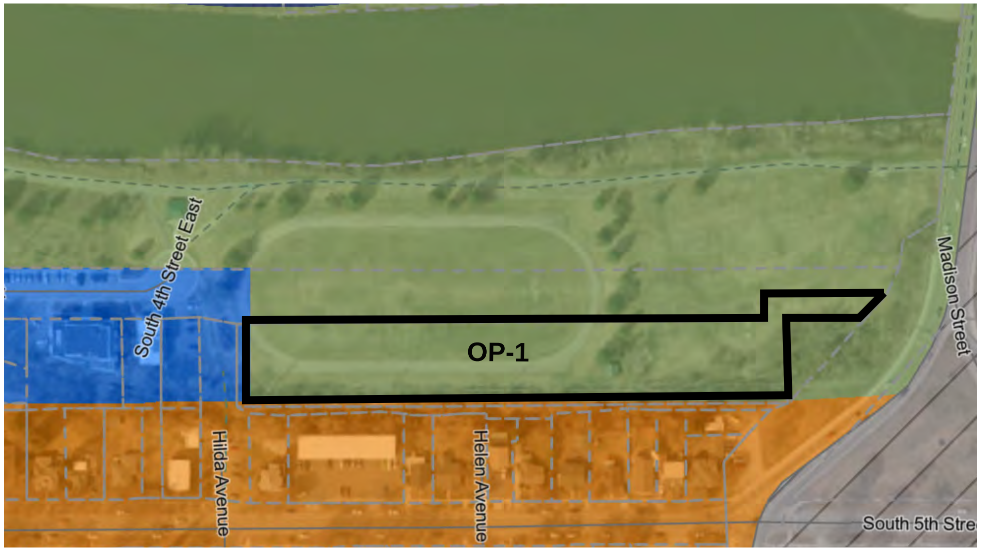

South 4th Street East
OP-1
Madison Street
Hilda Avenue
Helen Avenue
South 5th Stre

FIGURE 13.2: CITY ZONING MAP

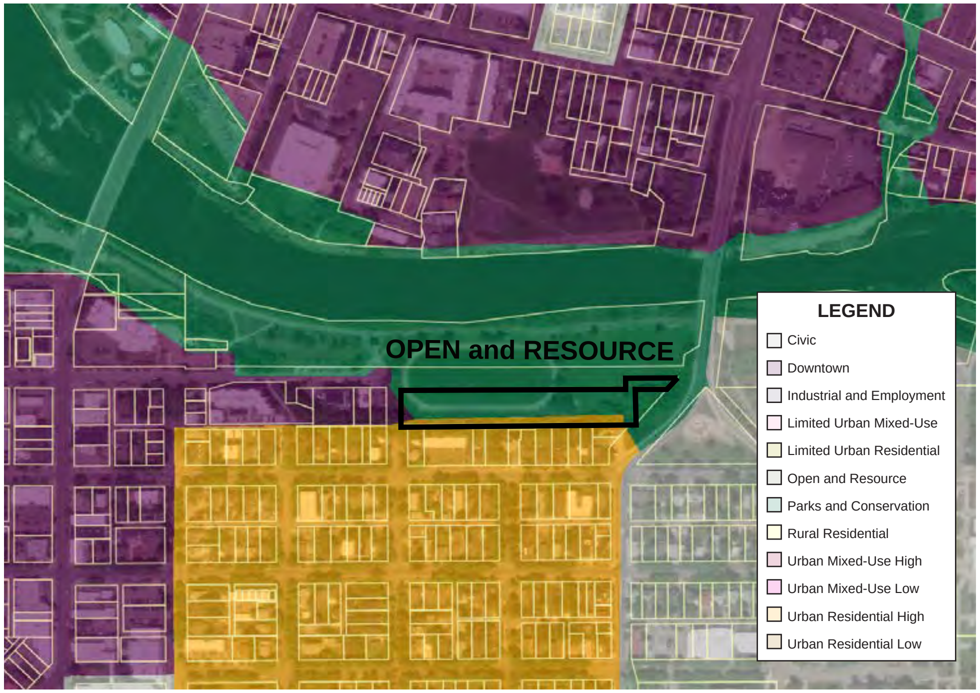

OPEN and RESOURCE
LEGEND
Civic
Downtown
Industrial and Employment
Limited Urban Mixed-Use
Limited Urban Residential
Open and Resource
Parks and Conservation
Rural Residential
Urban Mixed-Use High
Urban Mixed-Use Low
Urban Residential High
Urban Residential Low

FIGURE 13.3: LAND USE PLAN MAP

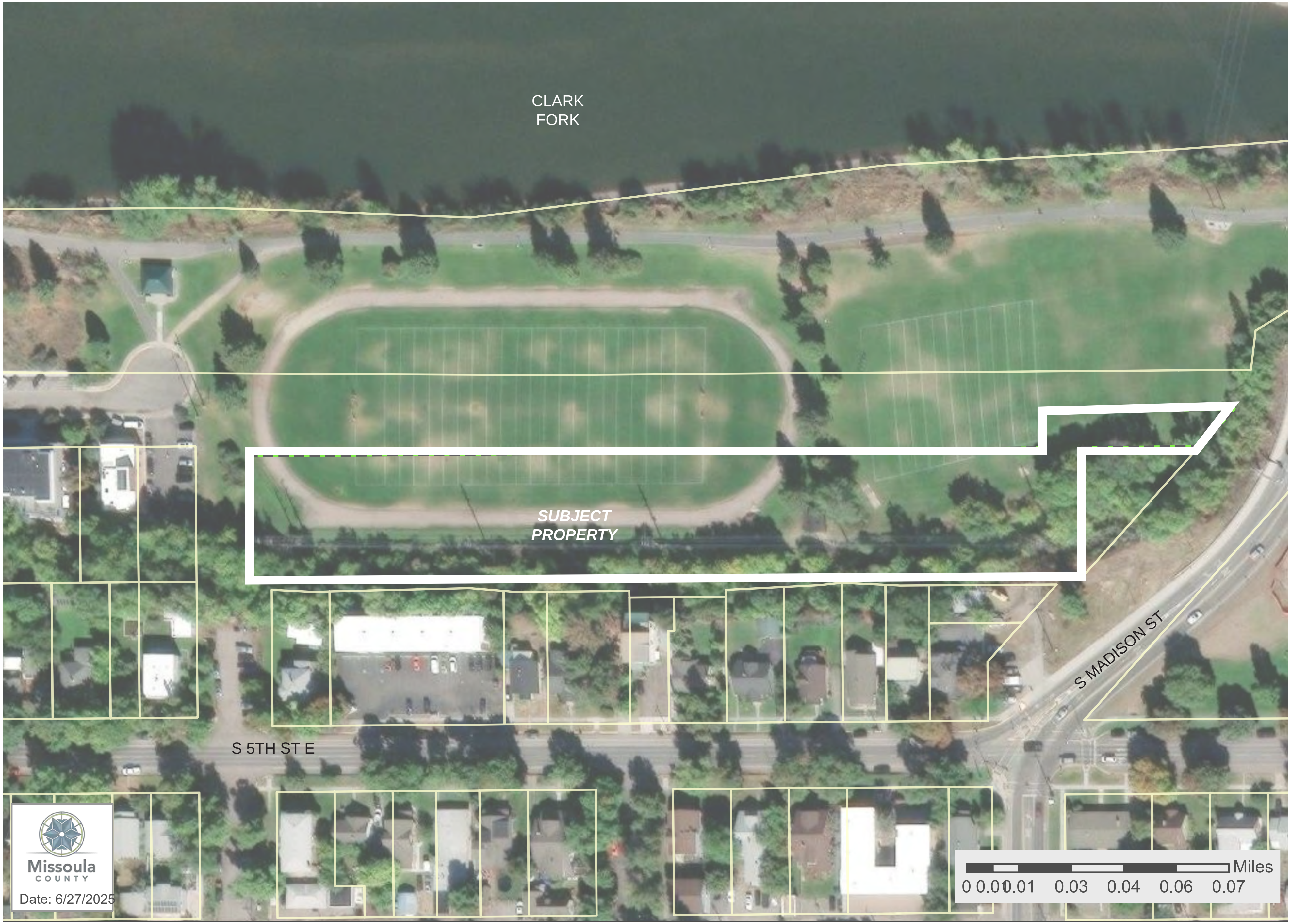

CLARK
FORK
SUBJECT
PROPERTY
S 5TH ST E
S MADISON ST
Missoula
COUNTY
Date: 6/27/2025
0 0.01 0.01 0.03 0.04 0.06 0.07
Miles

FIGURE 13.4: SITE MAP

TRANSPORTATION ASSESSMENT

ADJACENT STREETS	S 4th Street E is to the west of the property. Madison Street runs along the property's easement boundary. The 4th Street right-of-way runs north of the MCPS property.
ACCESS	The site is accessible from the west via the cul-de-sac at the end of S 4th Street E and from the south from Hilda Avenue There is also access from the Kim Williams Trail on foot directly north of the site.
TRANSIT	Bus stop at 5th Street and Hilda Avenue, one block away
BIKE AND PEDESTRIAN AMENITIES	The property is part of Toole Park, which is adjacent to Kim Williams Trail to the north. This a pedestrian commuter trail. There are nearby dedicated bike lanes on Madison Street, 5th Street, and Higgins Avenue.
PARKING	There are approximately 14 spaces along the north side of S 4th Street E, near the MCPS property.
PLANNED PROJECTS	• Milwaukee Trail widening, reconstruction, and lighting (reconstruct primary commuter trail to urban standards with lighting and accessible connections to abutting streets) • Madison Street Underbridge to Arthur Avenue shared-use path (construct shared use path) • 4th Street neighborhood greenway (install traffic calming and wayfinding treatments, intersection crossings)

UTILITY ASSESSMENT

SEWER	Existing City main within S 5th Street E and appears to be an existing service from 1946 (location unknown). There currently do not appear to be any utility planned updates.
WATER	Existing City mains within Hilda Avenue, S 5th Street E, and stubbed out across from Aurthur Avenue. There appears to be a water service stubbed at end of cul-de-sac (S 4th Street E). There currently do not appear to be any utility planned updates.
STORMWATER	Existing City storm drain leading to Clark Fork River. Appears to have been built in 1959. Existing dry wells north and south of property. Does not appear to be any existing storm infrastructure currently on-site.

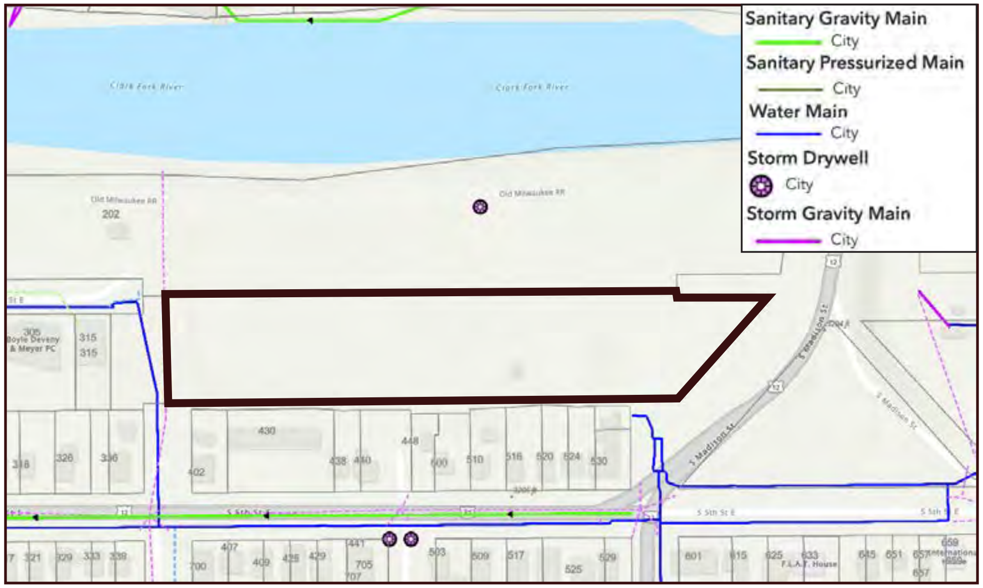

Sanitary Gravity Main
City
Sanitary Pressurized Main
City
Water Main
City
Storm Drywell
City
Storm Gravity Main
City
Clark Fork River
Clark Fork River
Old Milwaukee RR
202
Old Milwaukee RR
S 5th St E
S Madison St
S Madison St

FIGURE 13.5: PUBLIC UTILITY MAP

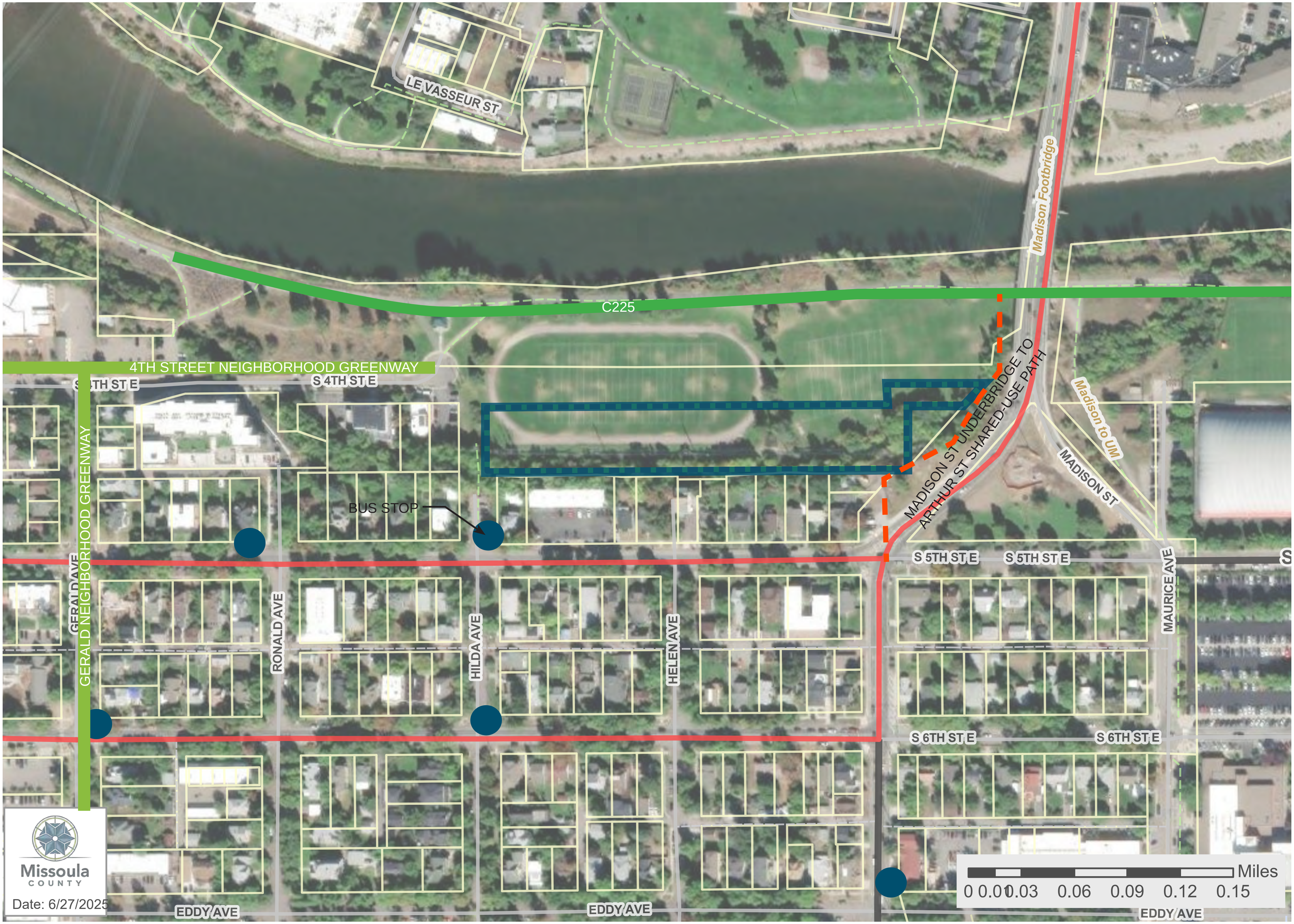

LE VASSEUR ST
Madison Footbridge
C225
4TH STREET NEIGHBORHOOD GREENWAY
S 4TH ST E
S 4TH ST E
MADISON ST UNDERBRIDGE TO ARTHUR ST SHARED-USE PATH
Madison to UM
MADISON ST
BUS STOP
GERALD NEIGHBORHOOD GREENWAY
GERALD AVE
RONALD AVE
HILDA AVE
HELEN AVE
MAURICE AVE
S 5TH ST E
S 5TH ST E
S 6TH ST E
S 6TH ST E
EDDY AVE
EDDY AVE
EDDY AVE
Missoula COUNTY
Date: 6/27/2025
Miles
0 0.01 0.03 0.06 0.09 0.12 0.15

FIGURE 13.6: TRANSPORTATION CONNECTIVITY & PLANNED TRANSPORTATION PROJECTS

TOOLE PARK PROPERTY

The Toole Park Property is used to meet the MCPS Core Purpose. The property is too small for a future school, but it is centrally located with good connectivity.

Key Considerations

Existing Use

The property is used as instructional space by Hellgate High School.

City/County/UM Interest

Potential for partnership in recreation with City and UM.

Other MCPS Uses Considered

None were identified.

Options Evaluated

1. Maintain ownership for Hellgate use for football and PE.
2. Explore opportunity for partnership with City/County/UM for investment in recreation while maintaining use for Hellgate for football and PE.

RECOMMENDATION	IMPLEMENTATION CONSIDERATIONS
MAINTAIN OWNERSHIP AND CURRENT USES The recommendation for the Toole Park Property is to maintain ownership and current uses.	None.

WHITTIER
Child Start Inc.
728-5460

WHITTIER BUILDING

WHITTIER BUILDING

The property assessment begins with a summary of the property, building, and financial assessment. The summary is followed by a more detailed assessment of the property. Refer to the Property Assessment Guide for more information on the methods for evaluating the properties.

PROPERTY ASSESSMENT

	Is the property currently being used to meet the MCPS Core Purpose and the top MCPS priority for facility space?	Is the property the optimum size for standard classroom instruction?	Is the property located where a need for instructional space is anticipated?	Does the property provide or have the potential to support alternative instructional space?	Is there an identified MCPS need that could be accommodated on this property?	Does the property have appropriate access and connectivity?
ASSESSMENT	!	✕	✓	!	✕	!
NOTES	There are no MCPS uses on the property, but the Head Start supports early childhood development and transition to MCPS.	The property is smaller than the recommended size for a school.	The property is located in an area where growth is planned.	The property's size, access, and location can support an alternative instructional space.	None have been identified.	The site generally has good access and connectivity, but it lacks some pedestrian and bike amenities.

BUILDING ASSESSMENT

	What is the overall building condition?	What is the capacity of the building to be used as a school?	What is the structural building condition?	What is the mechanical building condition?	What is the plumbing building condition?	What is the electrical building condition?
ASSESSMENT	❗	✖	❗	✖	✖	❗
NOTES	Building interior and exterior in acceptable condition.	Building is not suitable for traditional education.	Generally fine.	Major upgrades needed.	Major upgrades needed.	Upgrades needed.

FINANCIAL ASSESSMENT

	What is the value of the property?	What are the costs associated with renovating the building to reopen the building as a school?	What are the minimum costs to renovate the building for another use?	Has there been recent investment in the building?	Is there deferred maintenance?	Does the property generate income?	Does the income support long-term maintenance of the building?
ASSESSMENT	N/A	Unknown. Significant investment would be required.	$6 million minimum investment required for a complete renovation to another use	~$400,000	Structural: $15,000 (1-3 years) and $128,000* (3-5 years) Building: $1,000,000 roofing, fenestration, exterior cladding, kitchen replacement, abatement Mechanical and Electrical: $390,000 boiler, HVAC Total = $1,533,000	$12,000/ year	No
NOTES	The value of the property has not been evaluated at this time.	Building is not suitable for traditional education. Renovation for primary education is not recommended.	Assumes complete renovation and change of occupancy. Costs would vary based on intended use.	Recent flood recovery paid by Child Start Cost-sharing agreement for roof, sewer, boiler repairs.	Most MEP systems are failing and need replaced. Roofing and fenestration need replaced. *Destructive investigation and assessment required to determine extents of upgrades. Upgrades estimated at ~$8 sf.	Child Start	

PROPERTY INFORMATION

PROPERTY GEOCODE	04-2200-16-4-25-01-0000
PROPERTY ADDRESS	1001 Worden Avenue 59802
PROPERTY AREA	1.16 acres
EXISTING STRUCTURES	Former elementary school
EXISTING USES	Child Start Inc. Head Start
ADJACENT USES	Residential
EXISTING LEASES	Child Start Inc. Head Start
ADDITIONAL PROPERTY INFORMATION	Property was closed as school in the 1980s.
NUMBER OF PARCELS	1

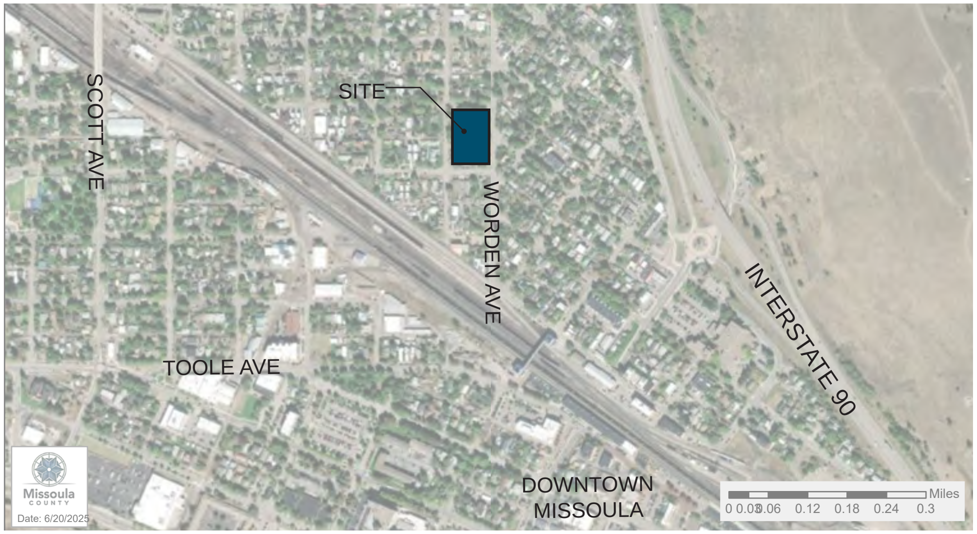
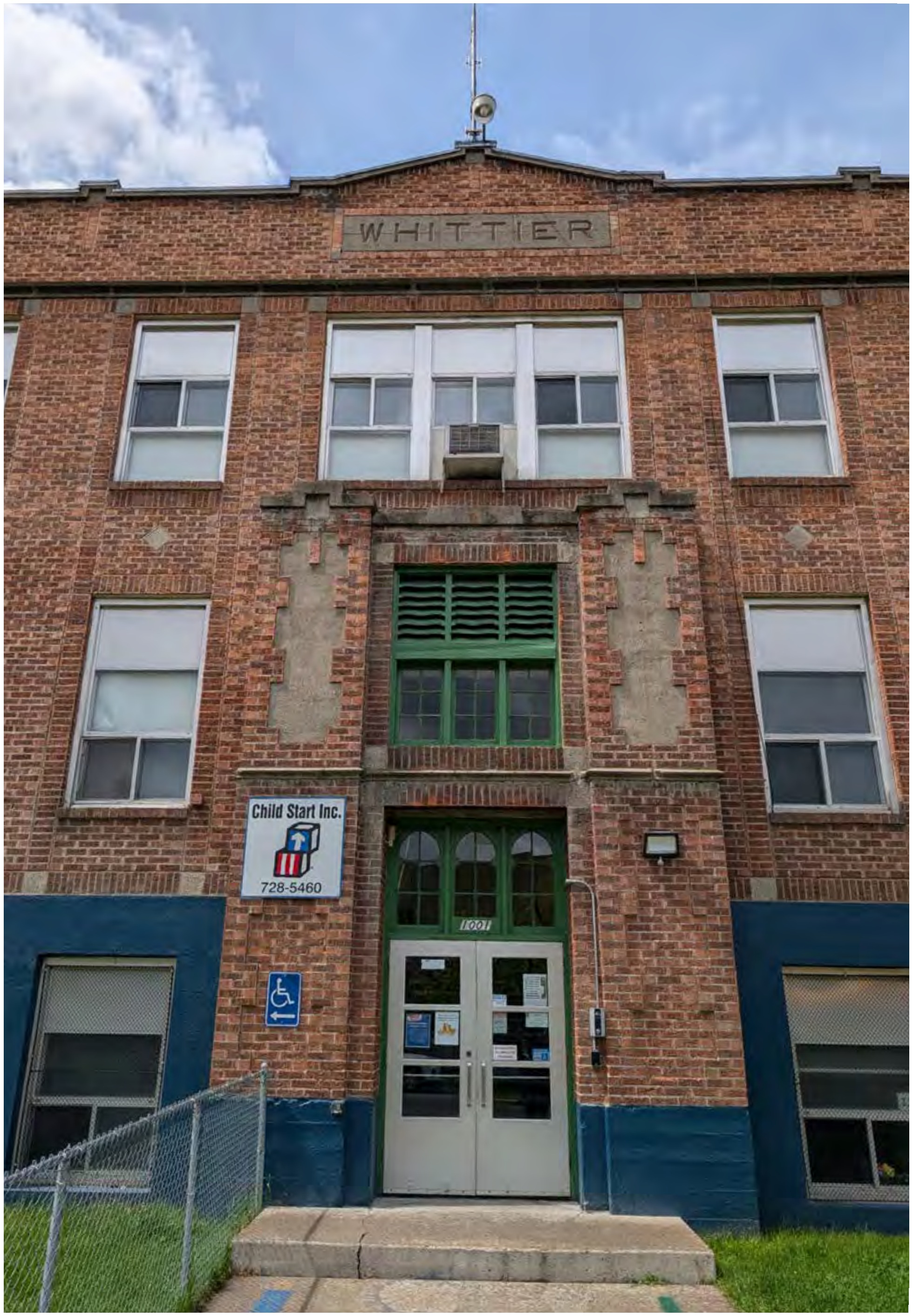

SCOTT AVE
SITE
WORDEN AVE
INTERSTATE 90
TOOLE AVE
DOWNTOWN MISSOULA
Missoula COUNTY
Date: 6/20/2025
0 0.03 0.06 0.12 0.18 0.24 0.3
Miles

FIGURE 14.1: LOCATION MAP


WHITTIER
Child Start Inc.
728-5460
1001

REGULATORY ASSESSMENT	
JURISDICTION	City of Missoula
GROWTH POLICY/ LAND USE PLAN	Our Missoula 2045 Land Use Plan
LAND USE DESIGNATION/PLACE TYPE	Urban Residential High These are Missoula's most complete, compact, walkable neighborhoods. They are designed for people to live, play, and connect closely with nearby amenities. Typical parcel size is 5,400 sf.
ZONING	The property is zoned Urban Residential 3 (U-R3). Development patterns in this district are typically compact and multimodal. Street and block patterns provide high connectivity in rectangular grids. Buildings typically have small and varied setbacks.

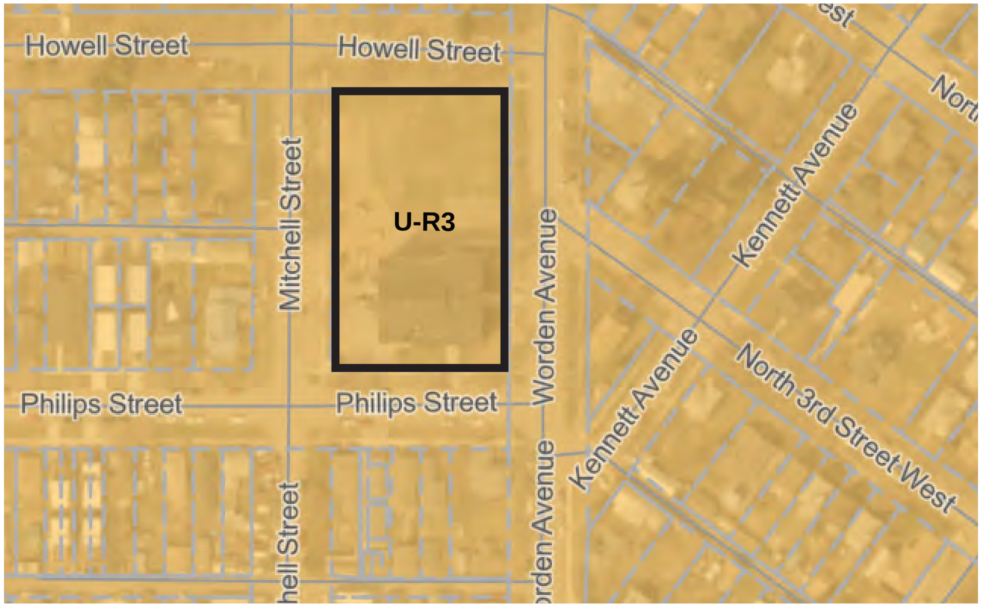
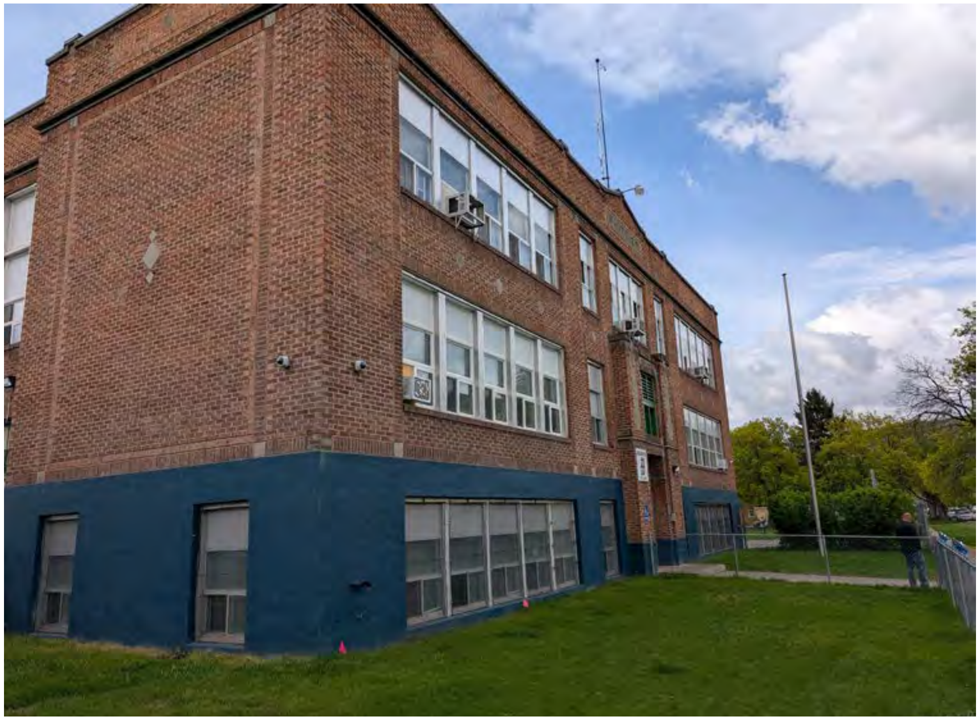

Howell Street
Howell Street
Mitchell Street
U-R3
Worden Avenue
Kennett Avenue
North
Philips Street
Philips Street
Kennett Avenue
North 3rd Street West
hell Street
rden Avenue

FIGURE 14.2: ZONING MAP



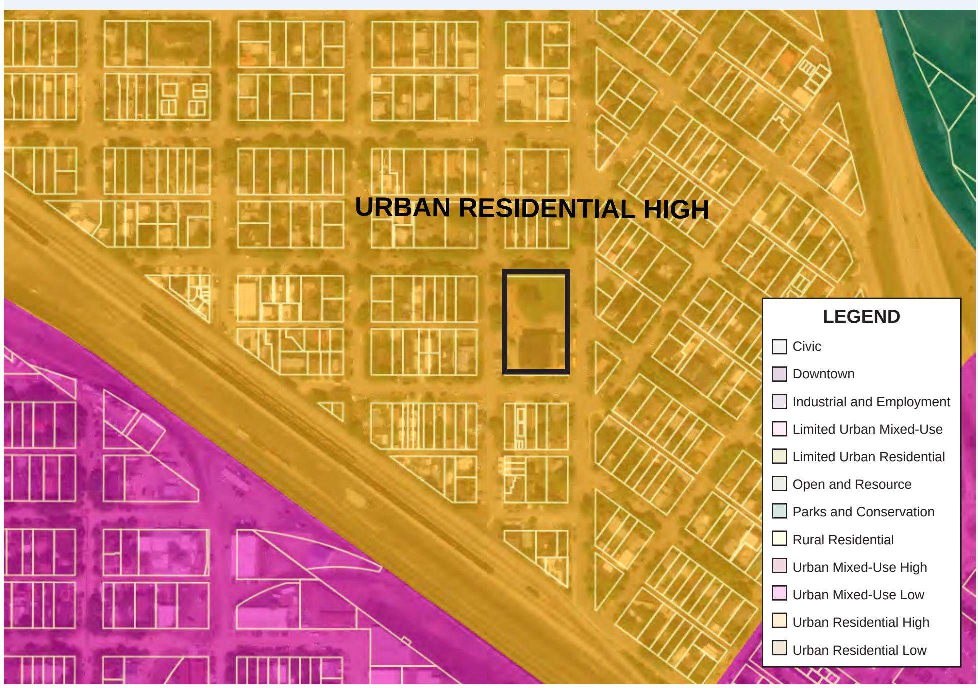

URBAN RESIDENTIAL HIGH
LEGEND
☐ Civic
☐ Downtown
☐ Industrial and Employment
☐ Limited Urban Mixed-Use
☐ Limited Urban Residential
☐ Open and Resource
☐ Parks and Conservation
☐ Rural Residential
☐ Urban Mixed-Use High
☐ Urban Mixed-Use Low
☐ Urban Residential High
☐ Urban Residential Low

FIGURE 14.3: LAND USE PLAN MAP

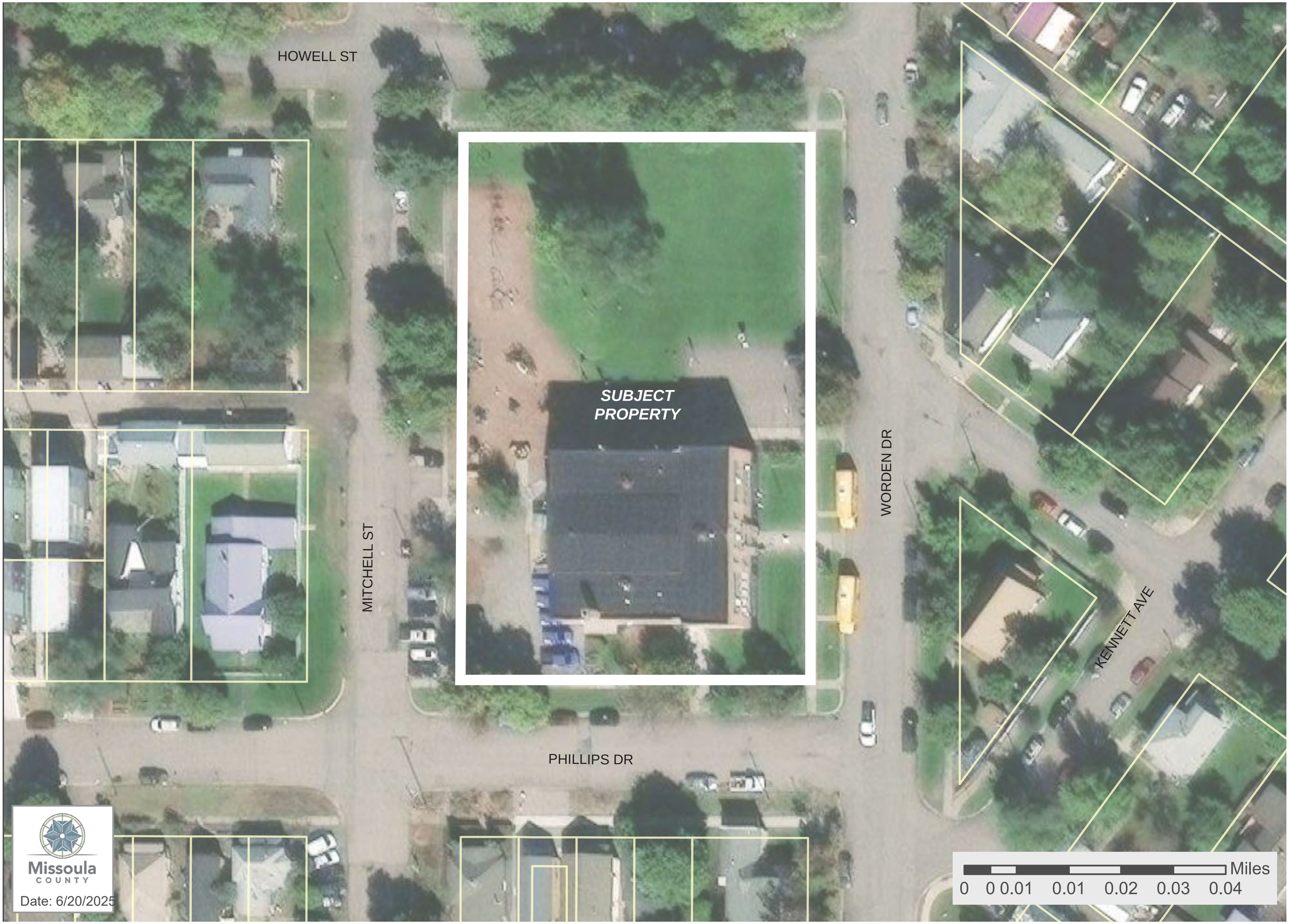

HOWELL ST
SUBJECT PROPERTY
MITCHELL ST
WORDEN DR
KENNETT AVE
PHILLIPS DR
Missoula COUNTY
Date: 6/20/2025
0 0 0.01 0.01 0.02 0.03 0.04
Miles

FIGURE 14.4: SITE MAP

TRANSPORTATION ASSESSMENT	
ACCESS	Primary pedestrian access to the building is located on the east of the building along Worden Avenue. Vehicular access to the site is from the west along Mitchell Street.
TRANSIT	Closest bus stop is at N Orange Street and N 2nd Street W, about three blocks from the property.
BIKE AND PEDESTRIAN AMENITIES	Sidewalks surround all four sides of the property. There are gaps in the sidewalk network in the surrounding neighborhood. No dedicated bike lanes in the area.
PARKING	There are approximately 14 parking spaces located on the property. There is on-street parking around the exterior of property including about 10 perpendicular spaces along Mitchell Street.
PLANNED PROJECTS	Holmes Neighborhood greenway project

UTILITY ASSESSMENT	
SEWER	Existing City mains within Worden Avenue and Mitchell Street. There is an existing 6-in sewer service from Worden Avenue. There do not appear to be any current planned updates.
WATER	Existing City mains within Howell Street, Worden Avenue, and Philips Street. 4-in ductile iron water service installed in 1989. There is a water main replacement planned for 2025 within Philips Street.
STORMWATER	There are existing City dry wells with Howell Street, Worden Avenue, Philips Street, and Mitchell Street (all surrounding streets).
POWER	Overhead power lines surrounding property

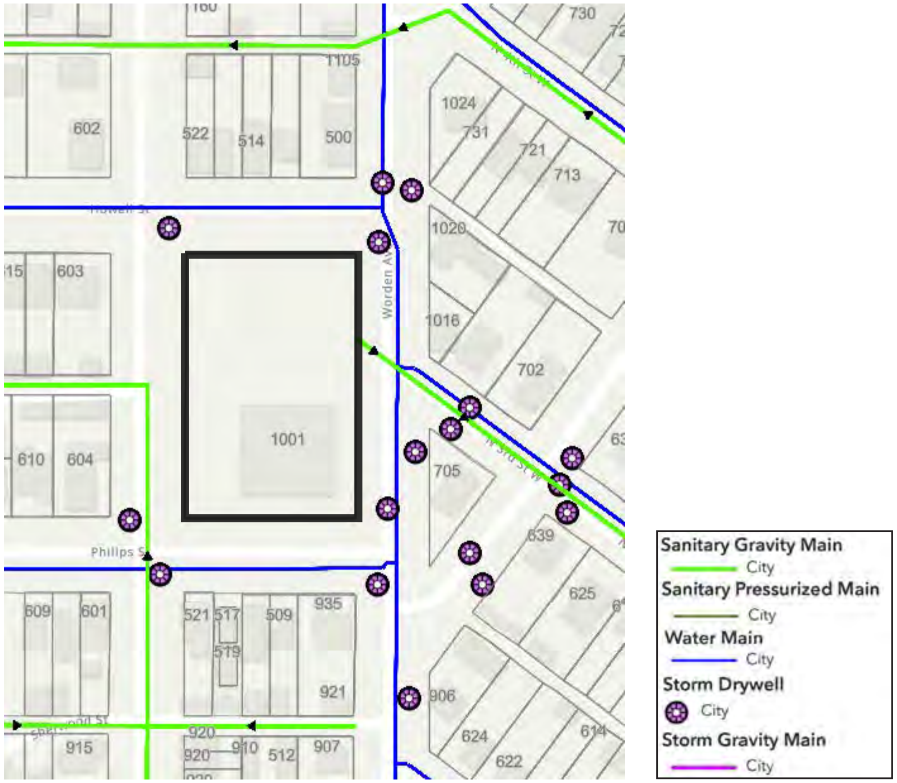
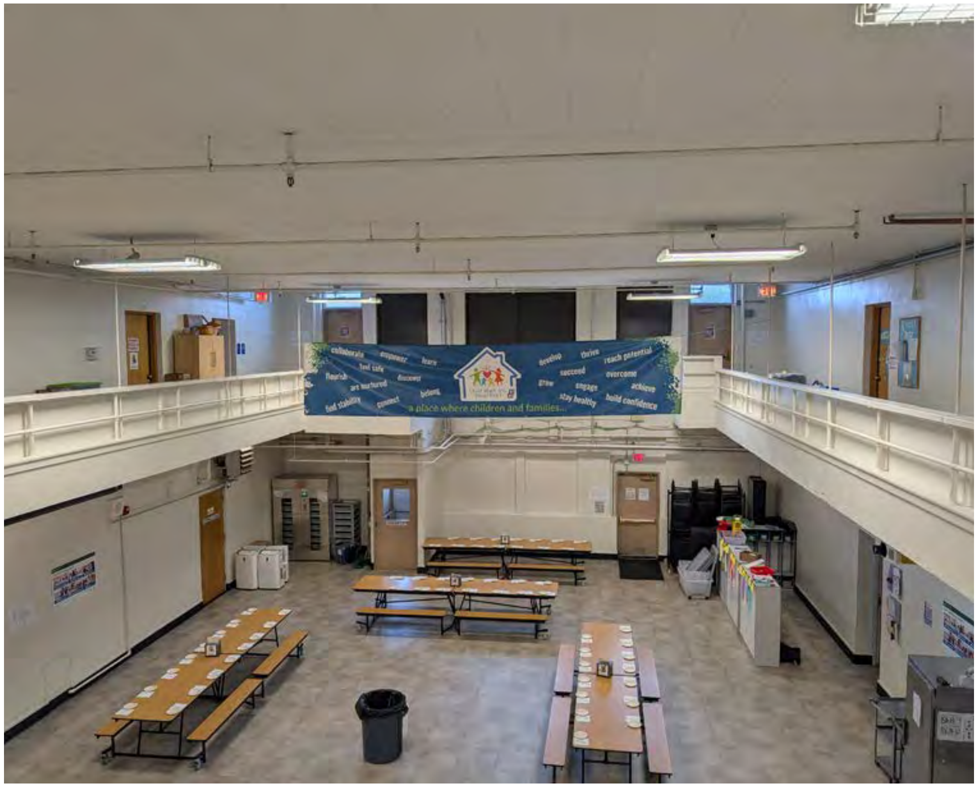

Howell St
Worden Ave
Phillips St
1001
602
522
514
500
1105
1024
731
721
713
1020
1016
702
705
639
625
603
610
604
609
601
521
517
519
509
935
921
906
624
622
614
915
920
910
512
907
730
Sanitary Gravity Main
City
Sanitary Pressurized Main
City
Water Main
City
Storm Drywell
City
Storm Gravity Main
City

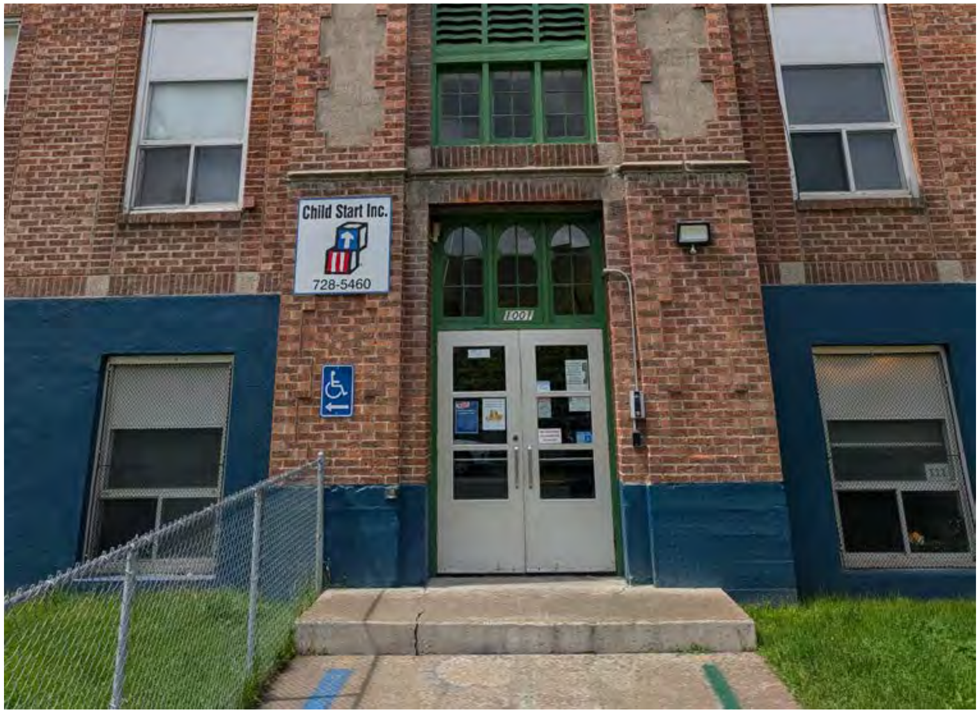
FIGURE 14.5: PUBLIC UTILITY MAP



STOP
Child Start Inc, Head Start

BUILDING ASSESSMENT

SIZE	Level 1: 7,400 sf | Level 2: 5,700 | Level 3: 7,400
YEAR BUILT	Unknown
ADDITIONS	None
PHYSICAL CONDITION	❗ Overall building exterior and interior are in acceptable condition. Exterior fenestration needs replaced.
DEFICIENCIES	The building lacks ADA accessible entry and no passenger elevator (has out-dated LU/LA).
FUNCTIONALITY	Child Start Inc - Head Start operates in the facility; they occupy all spaces.
LIMITATIONS	The site is too small for an elementary school and lacks space for pickup and drop-off.
FACILITY AMENITIES	The current tenant has updated numerous interior spaces and plans to renovate restrooms to accommodate staff.



BUILDING STRUCTURAL ASSESSMENT	
YEAR BUILT	Unknown
ADDITIONS	None
AREA	Unknown
OVERALL PHYSICAL CONDITION	Generally fine
VISUAL DEFICIENCIES	1. Cracking at exterior southeast corner (Photo 5) 2. Rust to exterior steel fire escape stair, stair attachment looks to be lacking (Photos 1 and 2)
STRUCTURAL SYSTEM	Possible clay tile wall, flat plate concrete floor, concrete beams, concrete foundations, Concrete beam at cafeteria area at clerestory/gallery
STRUCTURAL SYSTEM DEFICIENCIES AND/ OR UNKNOWNS	Possible seismic/lateral limitations

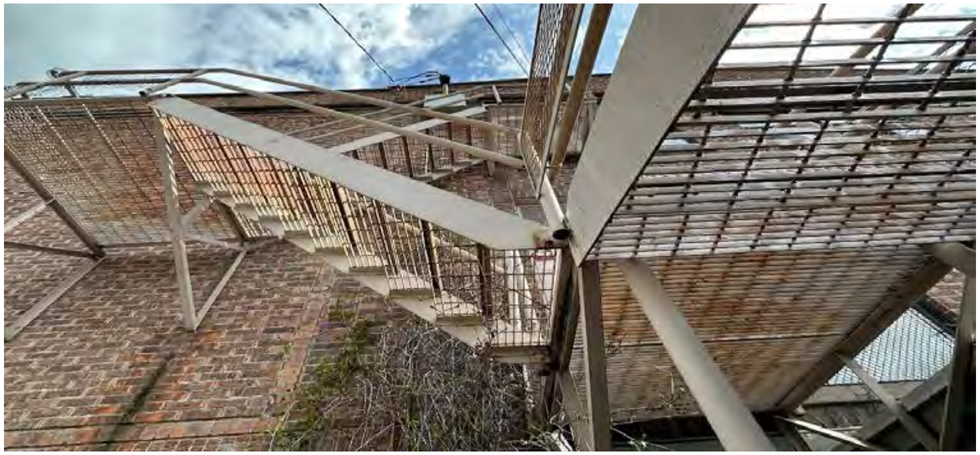


PHOTO 1

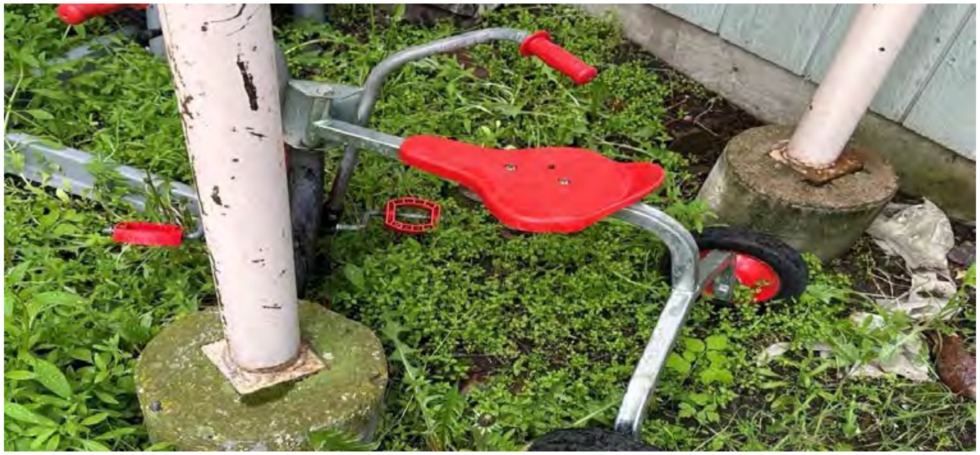


PHOTO 2

PHOTO 3

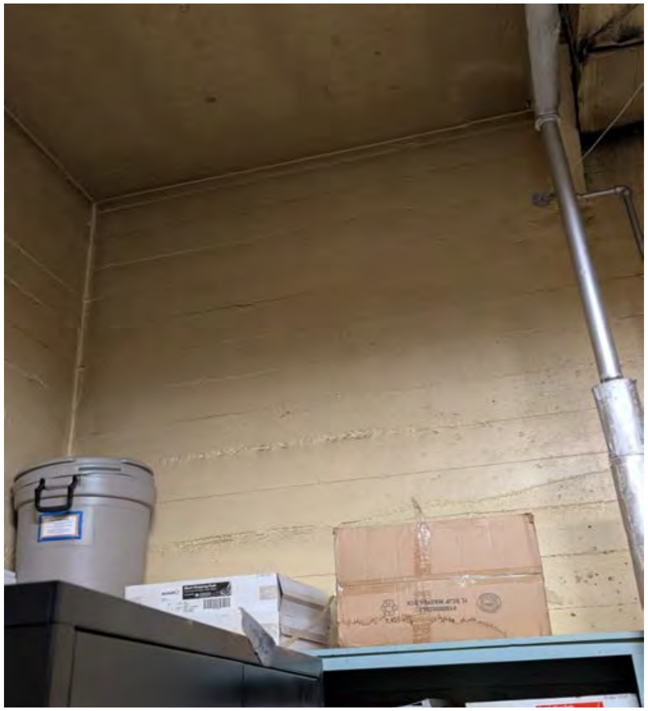


PHOTO 4

PHOTO 5

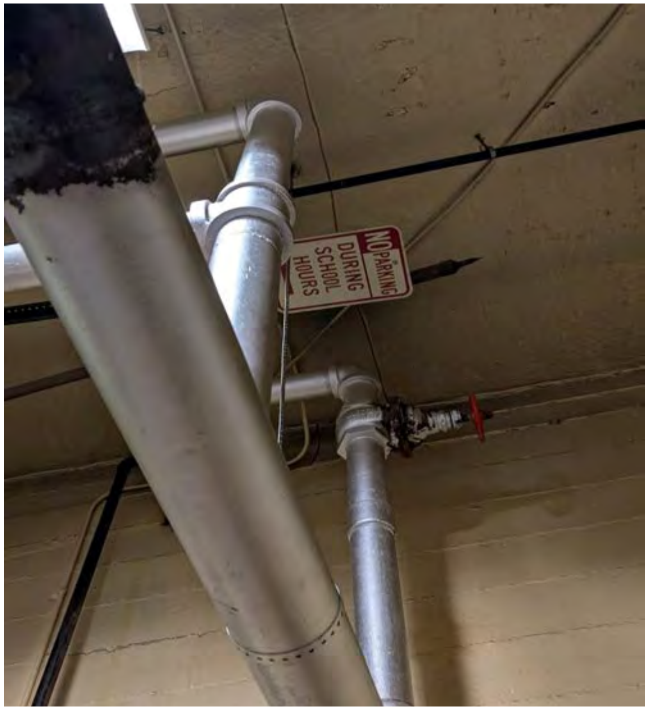

NO PARKING
DURING
SCHOOL
HOURS

PHOTO 6

PHOTO 7

PHOTO 8

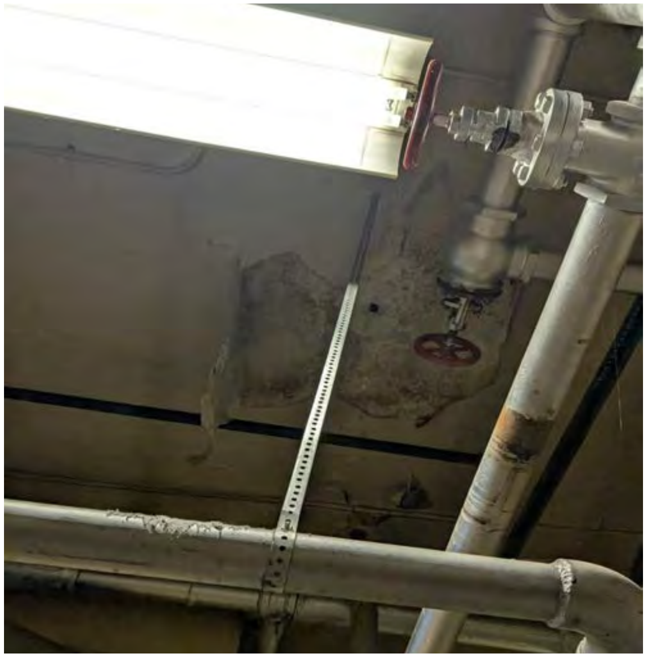


PHOTO 9

MEP ASSESSMENT	
MECHANICAL SYSTEM	✕ Existing steam boiler and associated piping infrastructure is in fair/poor condition and should be replaced due to age. Existing radiators and unit heaters are in fair/poor condition and are beyond their useful life and should be replaced. Minimal ventilation air is provided through the building. Minimal cooling is provided through PTACs which should be removed and a central cooling system installed.
PLUMBING SYSTEM	✕ Domestic water heater is a gas fired storage type, approximately 80% efficient or less and should be replaced due to age. Any domestic water piping that is currently not copper or PEX should be replaced. Assume most fixtures are original and should be replaced.
FIRE SPRINKLER	Present
ELECTRICAL POWER SYSTEM	✕ The panels appear to be at or beyond their expected life of 30-50 years. Main distribution panel lacks the code required clearance. The service arrangement on the top level is unusual. Further investigation is recommended.
ELECTRICAL LIGHTING SYSTEM	! Mostly outdated fluorescent type but in working condition. Lighting controls systems do not meet current Energy Code but are in working condition.

MEP ASSESSMENT	
COMMUNICATIONS SYSTEMS	! Communications system, including voice and data were present and to have been updated and in good condition. Clock and bell system was present but condition unknown. It looks old. This same, or very similar, type system type was present in all of the buildings that we evaluated, except Old Administration.
SAFETY AND SECURITY SYSTEMS	! Fire alarm system is older but coverage appeared adequate and system appeared functional. Should be considered for an upgrade due to limited life expectancy of these systems. This same, or very similar, type system was present in all of buildings that we evaluated. Intrusion detection system was present and appeared to be functional. Access control system, including video intercom, was present and appeared function.

WHITTIER BUILDING

The Whittier Building does not fit the needs of MCPS for a future school because of the property size and the expenses of renovating the building to meet the needs of a modern school. The building has housed Head Start for 30 years which works in partnership with MCPS by providing early childhood programming.

Key Considerations

School Needs

The building does not meet the needs of a modern school and the property is smaller than the optimum size for a school.

Sell

Selling the property provides long-term stability for the Head Start program while reducing maintenance needs for MCPS. However, a long-term lease is an option if a sale is not feasible.

City/County/UM Interest

None identified.

Other MCPS Uses Considered

Elementary School

This property is not suitable for a future elementary school because of the property location and expenses to renovate the building.

Options Evaluated

1 Maintain ownership and lease to Head Start.

2 Sell property to Head Start.

RECOMMENDATION

PRIORITY 1
Sell to Child Start, Inc. Head Start

PRIORITY 2
Maintain lease with Child Start, Inc. Head Start if funding is not feasible.

The broker opinion of value is in process and will be updated prior to plan approval.

IMPLEMENTATION CONSIDERATIONS

The intent is for Child Start, Inc. Head Start to remain in the Whittier Building. Child Start Inc. Head Start has indicated their interest in owning the building. If a sale can be negotiated, federal funds are anticipated to be needed. There is uncertainty around funding availability. This process is expected to take some time to work through to find a solution that works for both MCPS and Child Start, Inc. Head Start. A lease to own option may be explored if needed.

MOUNT JUMBO SCHOOL
123

IMPLEMENTATION

IMPLEMENTATION

Implementation consists of three core recommendations that are guided by the District's core purpose to engage all students in a high-quality education that empowers, inspires, and prepares each student for their future.

Partner

Work with other public agencies to trade land so the District ends up with properties that can be used directly for future student programs, facilities, and services.

Maintain

Take care of the properties that are best suited to support students and the District most and let go of the ones that don't.

- Sell or long-term lease land and buildings that are underused and reinvest those resources into properties that are better positioned to serve the District's and students' needs.
- Charge fair market rates for leases on District-owned property, so the District captures revenue that can be reinvested in students.

Structure

Make the Facilities Committee more effective, so facilities decisions consistently reflect what students need, now and in the future.

- Create a long-term strategic facilities plan that keeps student needs at the center of every decision.
- Report to the Board of Trustees once a year so leadership stays informed and accountable to the community.
- Streamline the committee so it is made up of decision-makers and external core advisors, reducing the number of standing members so meetings remain focused and high priority. Other MCPS staff can provide input and share what students need when consulted, connecting through the Superintendent and Director of Facilities and Operations.

Central to the implementation strategy is establishing an investment fund where interest can be used to address ongoing and deferred maintenance of the buildings and properties included in this plan. The fund will be a quasi-endowment where principal and interest may be utilized at the discretion of MCPS. However, the funds should be managed as an endowment with a commitment to preserving the principal and using the investment returns.

Recommended uses of the funds include maintenance of MCPS properties that are not in use as a pre-k-12 school, property acquisition for future MCPS uses, and construction of new buildings that provide district-wide benefit. While the fund will have flexibility in use, the funds are not intended to be used to supplement pre-k-12 education funding, to maintain active pre-k-12 buildings, or as emergency funds.

RECOMMENDED INVESTMENT FUND USES
Maintenance of MCPS properties not in use as a pre-k-12 school
Property acquisition for future MCPS uses
Construction of new buildings that provide district-wide benefit
Staff for administering leases and day-to-day maintenance of properties not in use as a pre-k-12 school

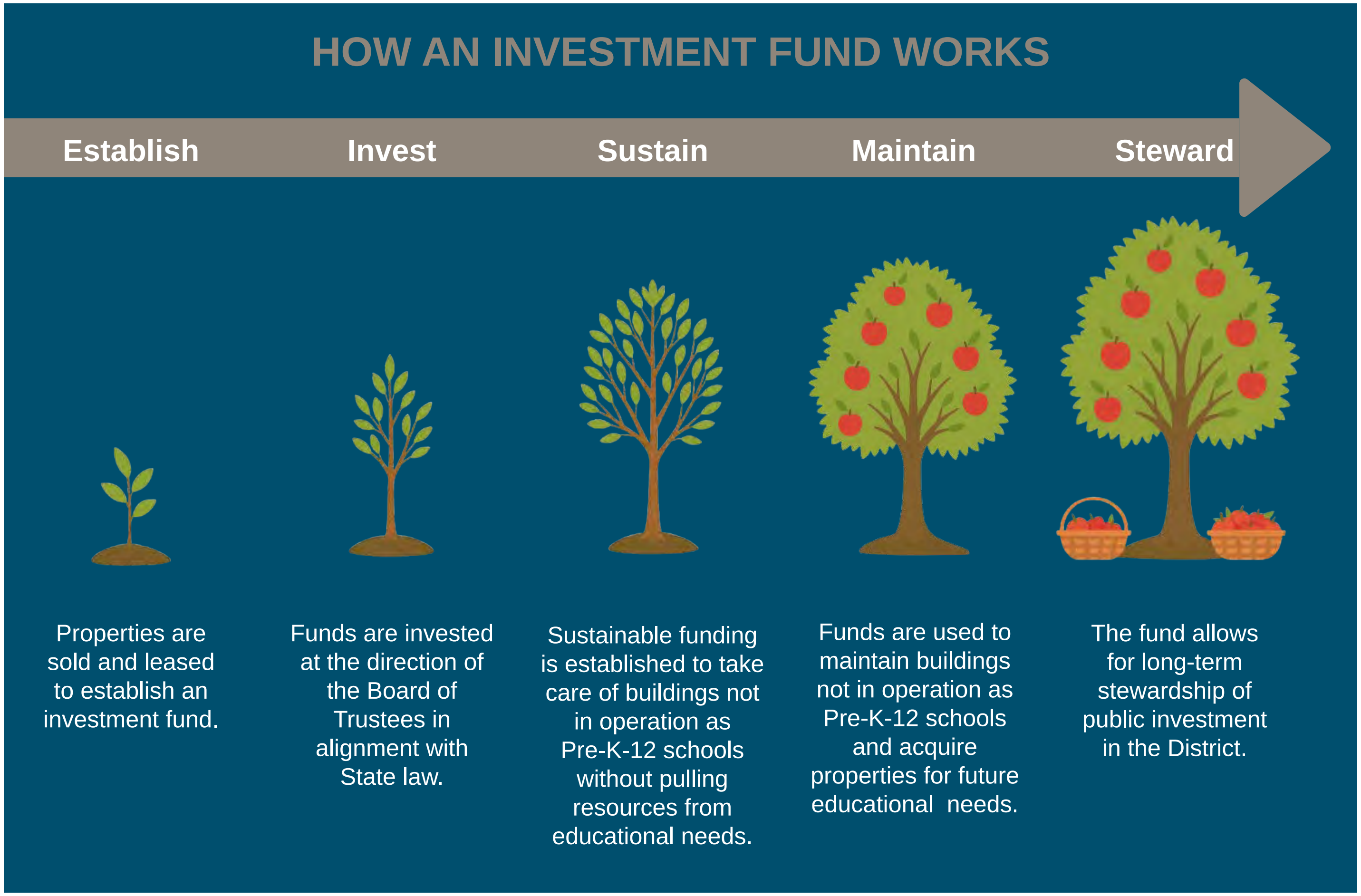
With the commitment to maintain ownership of buildings and to address deferred maintenance, MCPS needs to aggressively lease space to offset maintenance costs. Funds from leasing buildings unused as pre-k-12 buildings will go into the investment fund. This includes maximizing the space in the buildings that is leased and increasing the lease rate. New leases should be set at a minimum of $12 per square foot per year with a yearly increase for inflation. Existing leases should be incrementally increased to bring them into alignment with new lease rates. As part of increasing the lease rates, additional staff are needed to be responsive to address day-to-day maintenance needs. The investment fund may be used for the salary of staff needed to address leasing and day-to-day maintenance needs.

MCPS should consider this fund to be an asset, similar to any other MCPS property, with the flexibility to be used to maintain buildings. The fund is in place to provide the means for MCPS to be a responsible steward of MCPS properties and past investments.

While the value of properties will likely increase over time, holding property that is unlikely to be needed for future schools does not address the challenges faced by MCPS. The proceeds from property sales are unlikely to yield the same return as the increased value of holding onto a property, but it allows MCPS to take care of prior investment in buildings and provides flexibility to address future needs.

If school funding changes so funding for ongoing maintenance needs is available, the fund shall remain in place, but investment returns can also be used for construction of new buildings. The principal should remain in place for future needs as funding is always subject to change.

MCPS currently invests cash resources with other districts within Missoula County to form a pool of cash that is managed by the Missoula County Treasurer. MCPS has some flexibility in investments and can invest in direct obligations of the United States government; in savings or time deposits in a state or national bank, building or loan association, savings and loan association, or credit union insured by the FDIC, FSLIC, or NCUA



HOW AN INVESTMENT FUND WORKS

Establish

Properties are sold and leased to establish an investment fund.

Invest

Funds are invested at the direction of the Board of Trustees in alignment with State law.

Sustain

Sustainable funding is established to take care of buildings not in operation as Pre-K-12 schools without pulling resources from educational needs.

Maintain

Funds are used to maintain buildings not in operation as Pre-K-12 schools and acquire properties for future educational needs.

Steward

The fund allows for long-term stewardship of public investment in the District.

MCPS

located in the state; in a repurchase agreement or Montana short-term investment pool. The State's short-term investment pool was an average of 4.71 percent for Fiscal Year 2025.

The financial scenario on the next page illustrates hypothetical financial implications of the recommendations. The interest rate is assumed to be 4.0 percent. Compound interest and inflation are not taken into account. The proceeds from the sale of properties are shown as "Principal from Sales." This funding is never spent to allow interest to be generated and maintain the value of the asset. The "Net" is the accumulation of funds generated from rent and interest minus the maintenance expenses. This shows that the principal is not being spent. The "Balance" shows the total balance of the fund including principal.

Variations are anticipated in the recommended financial scenario during implementation, but selling properties early on is needed to create enough principal to start building interest. Over the first few years, maintenance will need to be limited to allow the interest to grow so that funds are available to take on larger projects. This table is intended to be used as a guide for future decisions.

The maintenance expenses in the table are for deferred and upcoming maintenance of the buildings that will remain in MCPS ownership. The maintenance costs are divided over the next fifteen years. It is anticipated that the timing of maintenance needs will vary from this scenario. Additional information on the deferred maintenance can be found in the individual property assessments. A breakdown of the anticipated maintenance costs are shown in the next column.

Cold Springs Building

Structural
$180,000
Building
$2,700,000
Mechanical & Electrical
$680,000
Total = $3,560,000

Dickinson Building

Structural
$30,000
Building
$2,800,000
Mechanical & Electrical
Funding has been allocated for these expenses so this is not included in the financial scenario.
Total = $2,830,000 (excludes mechanical and HVAC)

Jefferson Building

Structural
$95,000
Building
$1,275,000
Mechanical & Electrical:
$170,000
Total = $1,540,000

Mount Jumbo Building

Structural
$190,000
Building
$2,450,000
Mechanical & Electrical:
$350,000
Total = $2,990,000

Total Deferred Maintenance = $10,920,000

RECOMMENDED FINANCIAL SCENARIO

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Administration Building															
Rent/Sale/Interest Income	$17,600	$2,800,000	$112,000	$112,000	$112,000	$112,000	$112,000	$112,000	$112,000	$112,000	$112,000	$112,000	$112,000	$112,000	$112,000
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cold Springs Building															
Rent/Sale/Interest Income	$135,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000
Maintenance Expenses	($50,000)	($50,000)	($250,000)	($300,000)	($50,000)	($500,000)	($60,000)	($250,000)	($50,000)	($300,000)	($500,000)	($250,000)	($200,000)	($500,000)	($250,000)
Dickinson Building															
Rent/Sale/Interest Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance Expenses	($30,000)	($80,000)	($60,000)	($60,000)	($350,000)	($100,000)	($350,000)	($500,000)	($350,000)	($100,000)	($100,000)	($500,000)	($50,000)	($100,000)	($100,000)
Duncan Drive Property															
Rent/Sale/Interest Income	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1	$1
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fort Missoula Property															
Rent/Sale/Interest Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Jefferson Building															
Rent/Sale/Interest Income	$50,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000
Maintenance Expenses	($60,000)	($60,000)	($60,000)	($60,000)	($200,000)	($200,000)	($50,000)	($50,000)	($50,000)	($50,000)	($300,000)	($50,000)	($250,000)	($50,000)	($50,000)
Linda Vista Property															
Rent/Sale/Interest Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Mount Jumbo Building															
Rent/Sale/Interest Income	$55,200	$150,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000	$180,000
Maintenance Expenses	($20,000)	($30,000)	($250,000)	($50,000)	($300,000)	($50,000)	($250,000)	($50,000)	($250,000)	($300,000)	($300,000)	($300,000)	($250,000)	($300,000)	($290,000)
Prescott Building															
Rent/Sale/Interest Income	$0	$0	$2,350,000	$94,000	$94,000	$94,000	$94,000	$94,000	$94,000	$94,000	$94,000	$94,000	$94,000	$94,000	$94,000
Maintenance Expenses	($10,000)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Rattlesnake Property															
Rent/Sale/Interest Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Rimel Road Property															
Rent/Sale/Interest Income	$0	$0	$5,640,000	$225,600	$225,600	$225,600	$225,600	$225,600	$225,600	$225,600	$225,600	$225,600	$225,600	$225,600	$225,600
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Seeley-Swan Property															
Rent/Sale/Interest Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Toole Park Property															
Rent/Sale/Interest Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Whittier Building															
Rent/Sale/Interest Income	$12,000	$12,000	$500,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000
Maintenance Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total															
Principal from Sales	$0	$2,800,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000	$11,290,000
Rent/Interest	$269,801	$512,001	$642,001	$981,601	$981,601	$981,601	$981,601	$981,601	$981,601	$981,601	$981,601	$981,601	$981,601	$981,601	$981,601
Expenses	($170,000)	($220,000)	($620,000)	($470,000)	($900,000)	($1,050,000)	($710,000)	($850,000)	($700,000)	($750,000)	($1,200,000)	($1,100,000)	($750,000)	($950,000)	($690,000)
Net	$99,801	$391,802	$413,803	$925,404	$1,007,005	$938,606	$1,210,207	$1,341,808	$1,623,409	$1,855,010	$1,636,611	$1,518,212	$1,749,813	$1,781,414	$2,073,015
Balance	$99,801	$3,191,802	$11,703,803	$12,215,404	$12,297,005	$12,228,606	$12,500,207	$12,631,808	$12,913,409	$13,145,010	$12,926,611	$12,808,212	$13,039,813	$13,071,414	$13,363,015

Part of successfully implementing this plan will be actively managing the plan and adapting the plan to meet current needs. The plan anticipates selling property, leasing property, and trading property. These may not be possible due to many reasons such as market conditions. This could delay a property sale that would in turn delay maintenance for a building.

As decisions are made, the Facilities Committee should track how these decisions affect the overall integrity of the plan and recommend changes as needed.

Below are implementation tasks for the plan. Refer to the individual property chapters for additional details.

IMPLEMENTATION TASKS

Priority	Action	What is the desired outcome?	When or how often should this action occur?	Who is the decider?	Who should be consulted?	Who should be informed?
1	**Form Duncan Drive Property working group and negotiate trade or sale of property**	Land trade or sale to better position MCPS for future property needs.	Meetings should begin in the next six months. Meetings will occur on an as needed basis.	Board of Trustees	MCPS Superintendent will lead negotiations with support from MEP. The working group should consist of decision makers from the County, City, University, and MCPS, and Garden City Harvest. The Facilities Committee will recommend acceptance or refusal of offers.	Stakeholders and surrounding neighborhoods should be kept apprised of decisions regarding the properties in addition to Board of Trustees and Facilities Committee meetings.
1	**Form Linda Vista Property working group and negotiate trade or sale of property**	Land trade or sale to better position MCPS for future property needs.	Meetings should begin in the next six months. Meetings will occur on an as needed basis.	Board of Trustees	MCPS Superintendent will lead negotiations with support from MEP. The working group should consist of decision makers from the County, City, University, and MCPS. The Facilities Committee will recommend acceptance or refusal of offers.	Stakeholders and surrounding neighborhoods should be kept apprised of decisions regarding the properties in addition to Board of Trustees and Facilities Committee meetings.

IMPLEMENTATION TASKS

Priority	Action	What is the desired outcome?	When or how often should this action occur?	Who is the decider?	Who should be consulted?	Who should be informed?
1	**Develop a solicitation process for Prescott Building**	Determine process, requirements, schedule, and staffing for soliciting proposals for a long-term lease or sale.	Draft and release an RFP, an RFI, or a similar process within the next 12 months.	Board of Trustees	The Facilities Committee should recommend the process and language. A subcommittee should prepare the document utilizing MEP and City of Missoula experience along with input from neighborhood representatives.	The Lower Rattlesnake Neighborhood should be kept apprised on decisions regarding the RFP in addition to Board of Trustees and Facilities Committee meetings.
1	**Lease Cold Springs, Mount Jumbo, and Jefferson Buildings**	Maximize return on properties designated for lease.	Immediately	Board of Trustees	N/A	Tenants
1	**Investment fund setup**	Creation of a fund and investment strategy.	The fund should be set up prior to any property sales and to capture rent from leases. The investment strategy for the funds should be determined on an annual basis.	Board of Trustees	MCPS Executive Director of Business Service, MCPS Superintendent, professional investment consultant	No notice required beyond Board of Trustees meeting.
1	**Address staff needs for leasing and day-to-day maintenance**	Provide responsive service to tenants in alignment with increased lease rates.	Needs should be determined over the next six to twelve months. This should be reviewed on a yearly basis.	MCPS Superintendent	MCPS Director of Facilities and Operations	Tenants

IMPLEMENTATION TASKS						
Priority	**Action**	**What is the desired outcome?**	**When or how often should this action occur?**	**Who is the decider?**	**Who should be consulted?**	**Who should be informed?**
2	**Prescott Building proposal solicitation process**	Sale of property that meets the needs of the District and aligns, when possible, with community goals.	The solicitation process should begin in twelve months. The solicitation process will take several months to allow for proposals to be submitted and evaluation of the proposals.	Board of Trustees	The Facilities Committee should evaluate submittals. MCPS should identify staff or a representative to respond to RFP questions.	The Lower Rattlesnake Neighborhood should be kept apprised on decisions regarding the RFP in addition to Board of Trustees and Facilities Committee meetings.
2	**Administration Building sale**	Maximize the financial return from the property.	The sale process should begin within the next twelve months as existing leases and building users can be accommodated.	Board of Trustees	The Facilities Committee will recommend a listing agent, a list price, and acceptance or refusal of offers.	No notice required beyond Board of Trustees and Facilities Committee meetings.
2	**Rimel Road sale**	Maximize the financial return from the property.	The sale process should begin within the next twelve months.	Board of Trustees	The Facilities Committee will recommend a listing agent, a list price, and acceptance or refusal of offers.	No notice required beyond Board of Trustees and facilities committee meetings.

IMPLEMENTATION TASKS

Priority	Action	What is the desired outcome?	When or how often should this action occur?	Who is the decider?	Who should be consulted?	Who should be informed?
3	**Whittier Building sale**	Provide long-term stability for Head Start program while generating a financial return for MCPS.	The negotiation for a sale should begin within the next twelve months. Federal funds are likely to be required which will likely extend the timeline of this process.	Board of Trustees	MCPS Superintendent will lead negotiations. The facilities committee will recommend acceptance or refusal of offers.	No notice required beyond Board of Trustees and Facilities Committee meetings.
3	**Determine limits of park area and potential future housing at Seeley-Swan property and begin coordination with Missoula County on park upgrades and maintenance responsibilities**	Set limits on future uses to ensure long-term education needs can be met while considering community needs and benefits.	The should be addressed in the next twelve to eighteen months.	Board of Trustees	Seeley-Swan Principal and staff, MCPS Director of Facilities and Operations, Facilities Committee	Existing park users

IMPLEMENTATION TASKS						
Priority	**Action**	**What is the desired outcome?**	**When or how often should this action occur?**	**Who is the decider?**	**Who should be consulted?**	**Who should be informed?**
Ongoing	**Develop a Facilities Plan to guide decision making for all MCPS facilities**	Comprehensive understanding of MCPS facilities and needs to guide strategic decision making	This process should begin in the next two years and the plan should be updated every five years.	Board of Trustees	MCPS Superintendent, MCPS Director of Facilities and Operations, Facilities Committee	MCPS community
Ongoing	**Review plan to monitor and respond to changes in MCPS facility needs, facility conditions, and market conditions.**	Responsive management of the plan to guide decisions regarding facilities, maintenance, and tenant leases.	Annually and prior to annual budget meeting so recommendations can be considered.	Board of Trustees	MCPS Superintendent, MCPS Director of Facilities and Operations, Facilities Committee	Tenants
Ongoing	**Evaluate lease rates**	Regular review of market conditions to maintain appropriate lease rates and set expectations with tenants.	Every three years	Board of Trustees	MCPS Director of Facilities and Operations	Tenants
Ongoing	**Determine Facilities Committee size and members**	Alignment of committee expertise with anticipated tasks.	Annually	Board of Trustees	MCPS Superintendent, MCPS Director of Facilities and Operations	N/A

DUNCAN FIELD

MISSOULA COUNTY PUBLIC SCHOOLS PROPERTIES PLAN

APPENDIX A: PUBLIC INVOLVEMENT

- A.1 – COMMUNITY ENGAGEMENT SUMMARY
- A.2 – SURVEY #1
- A.3 – SURVEY #2
- A.4 – STAKEHOLDER MEETING SUMMARIES
- A.5 – BUILDING TOUR SUMMARIES
- A.6 – EMAIL COMMENTS
- A.7 – PLANNING COMMITTEE MEETINGS
- A.8 – PUBLIC DRAFT COMMENTS & REVISION LOG

APPENDIX A.1

COMMUNITY ENGAGEMENT SUMMARY

MCPS Properties Plan

Community Engagement Summary - October 28, 2025

Executive Summary

This report outlines the community engagement strategy and activities for the Missoula County Public Schools (MCPS) property planning project. The engagement approach is built on four foundational principles, developed by the Planning Committee, and encompasses a diverse range of community members and leaders across multiple phases of community input and collaboration.

Community Engagement Principles

The MCPS community engagement strategy is guided by four core principles that ensure meaningful and effective engagement:

1. Transparent Process

The district commits to maintaining transparency throughout the project by ensuring community members understand the purpose, process, and parameters of the initiative. Information about the process and project will be kept open and accessible to the public.

2. Valuing Community Input and Engagement

We seek to ensure each community member feels heard throughout the process, even when a specific desired outcome may not be achieved. The district will track all input received, including minority opinions that may not be reflected in final planning decisions. Community engagement will occur early in the process when feedback can have the greatest impact on planning outcomes.

3. Transformative Engagement Opportunities

The district will provide community members with new and meaningful information about the project purpose, process, current state of properties, school district needs, and diverse community perspectives. Multiple opportunities for dialogue and feedback will be integrated throughout the engagement process.

4. Government Agency and Community Partner Collaboration

The approach will consider community needs, assets, and opportunities for collaboration holistically. The district will actively engage other public agencies to expand possibilities for positive community impact.

Implementation Framework

Engagement Strategy

The engagement strategy employs multiple communication channels and methods to ensure broad community participation:

- Digital surveys through listservs and email contacts
- In-person listening sessions for targeted groups
- Public Building Tour and Input Sessions for community-wide participation
- Professional meetings and presentations for development and business communities
- Individual meetings for government partnership development

Engagement Timeline

Understanding Needs & Priorities
April-July 2025
Activities: Community survey, learning sessions, stakeholder meetings
Goals: Gather input on community needs, identify partnership opportunities, and inform the Board of progress and public perspectives.

Exploring Alternative Plans
August-September 2025
Activities: Building Tour and Input Sessions (tentatively Sept 15–19), community discussions, property tours
Goals: Share and discuss plan alternatives, explore building conditions, and gather feedback on how proposals meet district needs.

Finalizing the Plan
October-Beyond
Activities: Completion of the Properties Plan, final presentation to the Board of Trustees
Goals: Present recommendations, highlight community input, and determine the future of each property.

Engagement Summary

1. Understanding Needs & Priorities

The engagement summary includes key activities for focused stakeholder groups.

MCPS Decision-Makers

Board of Trustees

- **Engagement Goal:** Keep leadership informed of purpose, progress, public input range, and input utilization
- **Key Activities:**
    - Board of Trustee representation on the Planning Committee
    - Properties Plan survey
    - Updates at Board of Trustees meeting - July 15, 2025

MCPS Community

Staff, teachers, students, families, tenants

- **Engagement Goal:** Gather input on priorities, needs, and opportunities for MCPS properties and buildings while understanding the value and connection to properties among key MCPS groups using the properties
- **Key Activities:**
    - Properties Plan survey distribution across MCPS community
    - Comprehensive Learning Sessions and written question intake with current property users (May-June 2025)
        - Lifelong Learning Center - May 6, 2025 (In-person)
        - Agriculture/FFA/Big Sky High School - May 28, 2025 (In-person)
        - Seeley Swan High School - May 7, 2025 (Virtual 1-on-1)
        - Child Start, Inc - May 27, 2025 (Virtual group)
        - Garden City Harvest - Peas Farm - May 27, 2025 (Virtual group)
        - Missoula Child Care Advantage (United Way) - May 27, 2025 (Virtual group)
        - Missoula Football Club - May 27, 2025 (Virtual group)
        - Friends of the Children - May 27, 2025 (Virtual group)
        - Cancer Support Community Montana - May 27, 2025 (Virtual group)
        - Missoula Robotics Club - June 9, 2025 (In-person)
        - Studio M - July 31, 2025 (Written responses)

MCPS Extended Community

Youth organizations, partner institutions, neighborhood councils, community groups and the public, as a whole.

- **Engagement Goal:** Understand community priorities, needs, and opportunities for MCPS properties
- **Key Activities:**
  - Properties Plan survey distribution through Neighborhood Council listserv
  - Rattlesnake Neighborhood Council attendance / engagement at request - June 24, 2025
  - Seeley Lake Community Foundation - July 1, 2025 (Virtual 1-on-1)
  - Lower Rattlesnake Neighborhood Council attendance - July 29, 2025

Public Partners

Government and agency partners

- **Engagement Goal:** Collaborate with community partners and other government agencies to consider possible partnerships to meet District needs.
- **Key Activities:**
  - Public Partner Ongoing Dialogue and Meetings - July 15 - Aug 1, 2025
    - Public partner participation includes: City of Missoula, Missoula County, Missoula Parks and Recreation Department, Missoula Redevelopment Agency, and the University of Montana

2. Exploring Alternative Plans

MCPS Decision-Makers

Board of Trustees

- **Engagement Goal:** Keep leadership informed of purpose, progress, public input range, and input utilization
- **Key Activities:**
  - Board of Trustee representation on the Planning Committee
  - Review of Property Alternatives, Questions and Dialogue - Sep 1 - Sep 8
    - Interested Trustees were invited to schedule a 1 on 1 meeting to review the alternatives and learn more about the Building Tour and Input Session sessions, if desired.
  - Building Tour and Input Sessions - Sept 15 - 17, 2025

        - The public is invited to attend one or all of the Building Tour and Input Sessions to share and discuss property options, explore building conditions, and gather feedback on how proposals meet the District's Core Purpose.
            - Whittier Building - September 15, 2025
            - Administration Building - September 15, 2025
            - Cold Springs Building - September 16, 2025
            - Dickinson Building - September 16, 2025
            - Prescott Building - September 17, 2025
            - Mount Jumbo Building - September 17, 2025
    - Online Alternative Review and Survey - Sept 15 - Oct 10, 2025
        - Members of the public are invited to review property alternative options, explore building conditions virtually through detailed property assessment information, and provide feedback through an online survey

MCPS Community

Staff, teachers, students, families, tenants currently using buildings

- **Engagement Goal:** Share and discuss property options, explore building conditions, and gather feedback on how proposals meet the District's Core Purpose.
- **Key Activities:**
    - Review of Property Alternatives, Questions and Dialogue - Sep 1 - Sep 12
        - MCPS groups who are currently using properties and organizations who are community partners in use of properties, and had previously provided input were invited to schedule a 1 on 1 meeting to review the alternatives, if desired. Virtual meetings were held with:
            - Lifelong Learning Center
            - Agriculture/FFA/Big Sky High School
            - Seeley Swan High School
            - Child Start, Inc
            - Garden City Harvest - Peas Farm
            - Missoula Robotics Club
    - Building Tour and Input Sessions - Sept 15 - 17, 2025
        - The public is invited to attend one or all of the Building Tour and Input Sessions to share and discuss property options, explore building conditions, and gather feedback on how proposals meet the District's Core Purpose.
            - Whittier Building - September 15, 2025
            - Administration Building - September 15, 2025
            - Cold Springs Building - September 16, 2025
            - Dickinson Building - September 16, 2025
            - Prescott Building - September 17, 2025

        - Mount Jumbo Building - September 17, 2025
  - Online Alternative Review and Survey - Sept 15 - Oct 10, 2025
    - Members of the public are invited to review property alternative options, explore building conditions virtually through detailed property assessment information, and provide feedback through an online survey

Public Partners

Government and agency partners

- **Engagement Goal:** Share and discuss property options, explore building conditions, and gather feedback on how proposals meet the District's Core Purpose.
- **Key Activities:**
  - Public Partner Ongoing Dialogue - Aug 4 - Sept 5
    - Public partner participation includes: City of Missoula, Missoula County, Missoula Parks and Recreation Department, Missoula Redevelopment Agency, and the University of Montana
  - Building Tour and Input Sessions - Sept 15 - 17, 2025
    - The public is invited to attend one or all of the Building Tour and Input Sessions to share and discuss property options, explore building conditions, and gather feedback on how proposals meet the District's Core Purpose.
      - Whittier Building - September 15, 2025
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      - Prescott Building - September 17, 2025
      - Mount Jumbo Building - September 17, 2025
  - Online Alternative Review and Survey - Sept 15 - Oct 10, 2025
    - Members of the public are invited to review property alternative options, explore building conditions virtually through detailed property assessment information, and provide feedback through an online survey

MCPS Extended Community

Youth organizations, partner institutions, neighborhood councils, community groups and the public, as a whole.

- **Engagement Goal:** Share and discuss property options, explore building conditions, and gather feedback on how proposals meet the District's Core Purpose.
- **Key Activities:**
  - Building Tour and Input Sessions - Sept 15 - 17, 2025

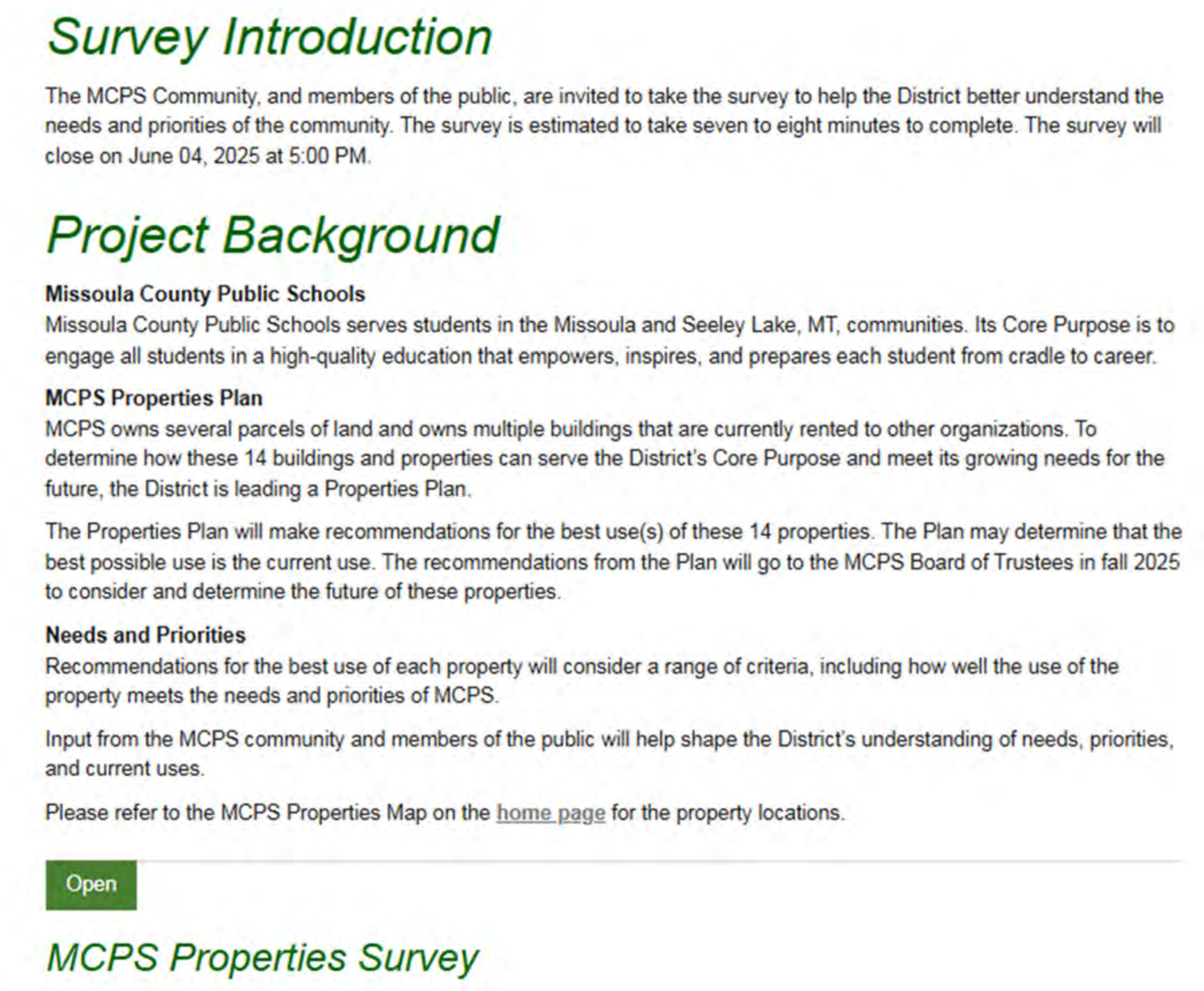
    - The public is invited to attend one or all of the Building Tour and Input Sessions to share and discuss property options, explore building conditions, and gather feedback on how proposals meet the District's Core Purpose.
        - Whittier Building - September 15, 2025
        - Administration Building - September 15, 2025
        - Cold Springs Building - September 16, 2025
        - Dickinson Building - September 16, 2025
        - Prescott Building - September 17, 2025
        - Mount Jumbo Building - September 17, 2025
- Online Alternative Review and Survey - Sept 15 - Oct 10, 2025
    - Members of the public are invited to review property alternative options, explore building conditions virtually through detailed property assessment information, and provide feedback through an online survey

APPENDIX A.2

SURVEY #1

Survey Questions
Summary

SURVEY



Survey Introduction

The MCPS Community, and members of the public, are invited to take the survey to help the District better understand the needs and priorities of the community. The survey is estimated to take seven to eight minutes to complete. The survey will close on June 04, 2025 at 5:00 PM.

Project Background

Missoula County Public Schools

Missoula County Public Schools serves students in the Missoula and Seeley Lake, MT, communities. Its Core Purpose is to engage all students in a high-quality education that empowers, inspires, and prepares each student from cradle to career.

MCPS Properties Plan

MCPS owns several parcels of land and owns multiple buildings that are currently rented to other organizations. To determine how these 14 buildings and properties can serve the District's Core Purpose and meet its growing needs for the future, the District is leading a Properties Plan.

The Properties Plan will make recommendations for the best use(s) of these 14 properties. The Plan may determine that the best possible use is the current use. The recommendations from the Plan will go to the MCPS Board of Trustees in fall 2025 to consider and determine the future of these properties.

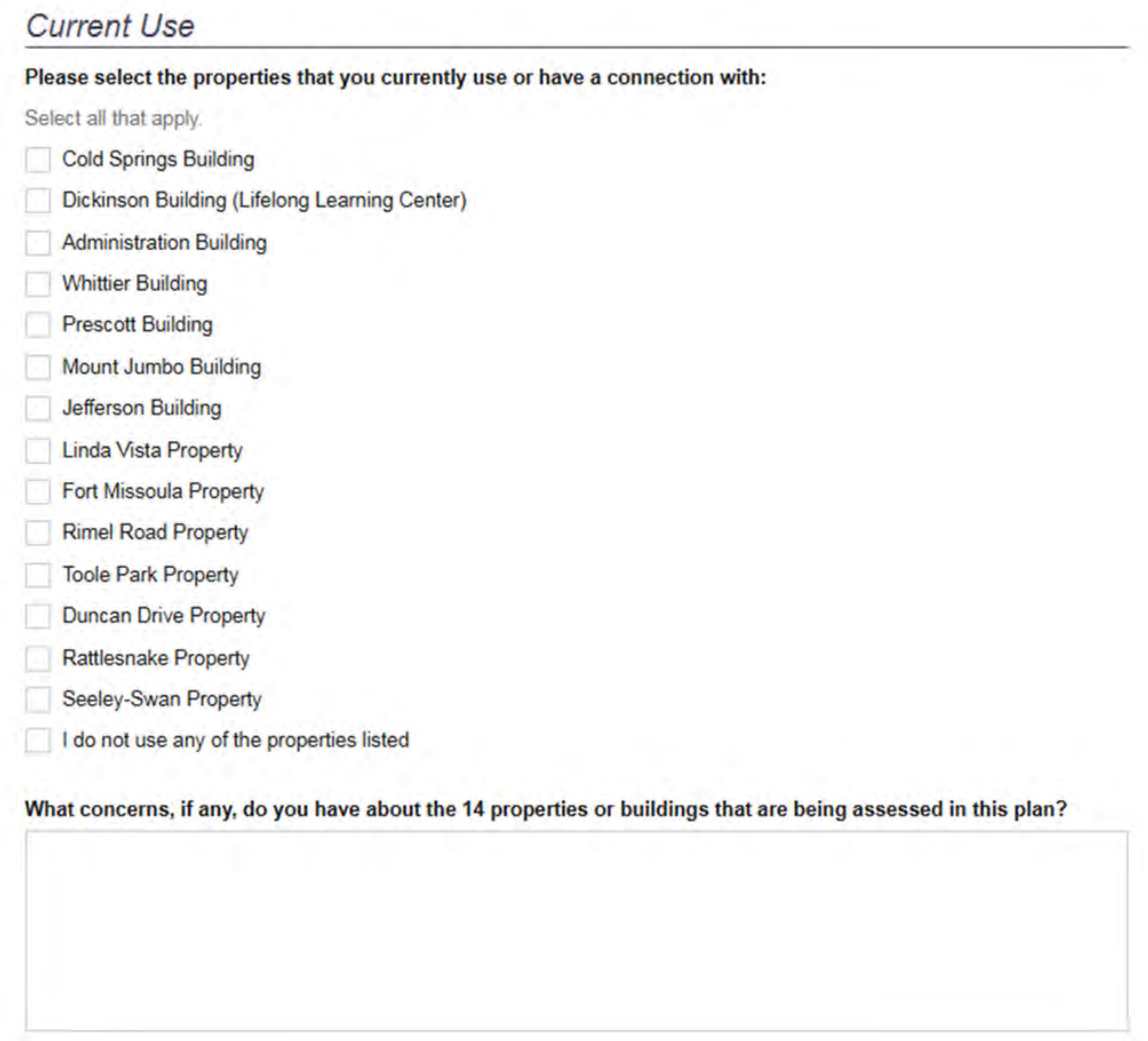
Needs and Priorities

Recommendations for the best use of each property will consider a range of criteria, including how well the use of the property meets the needs and priorities of MCPS.

Input from the MCPS community and members of the public will help shape the District's understanding of needs, priorities, and current uses.

Please refer to the MCPS Properties Map on the home page for the property locations.

MCPS Properties Survey



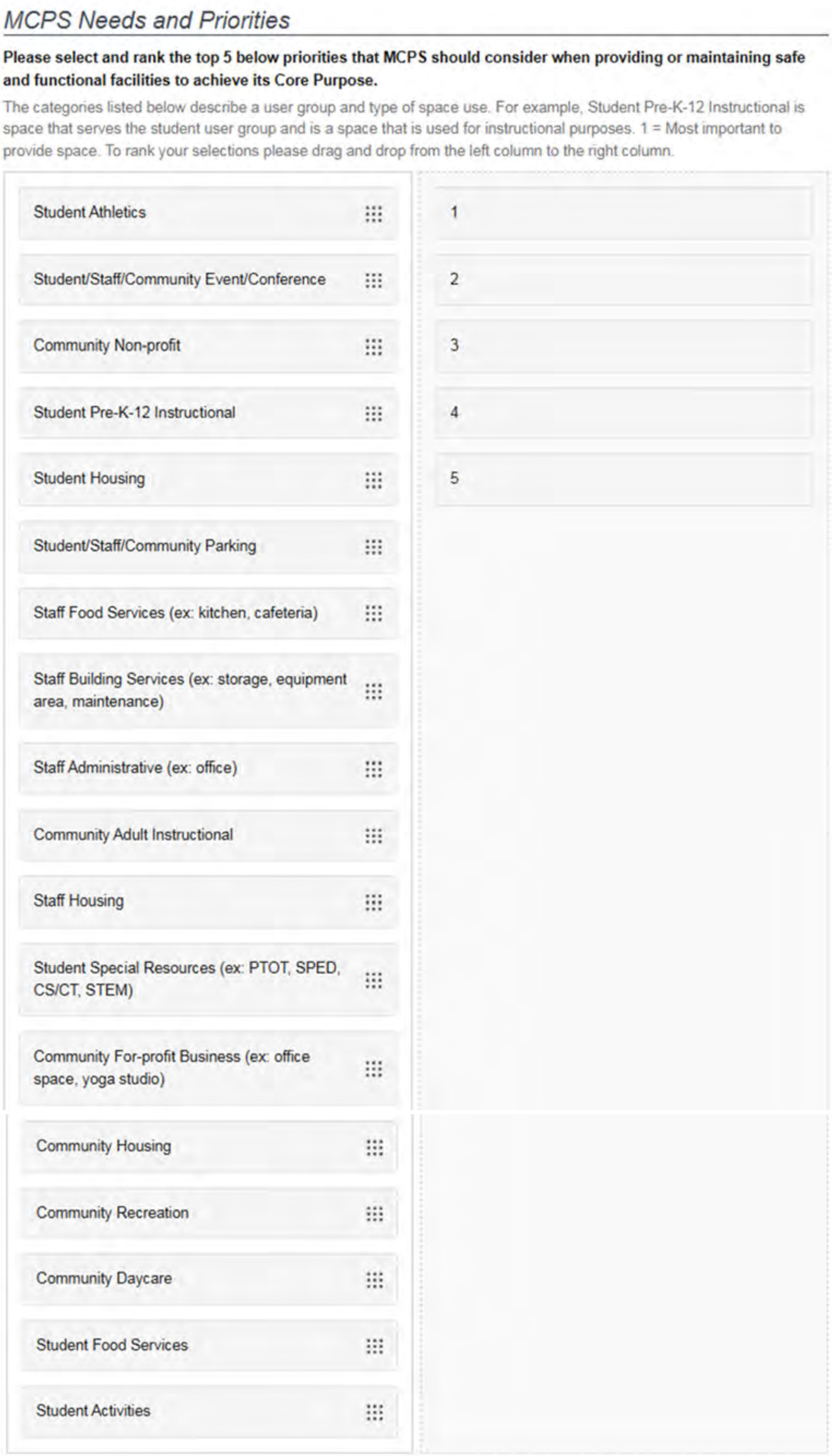
Current Use

Please select the properties that you currently use or have a connection with:

Select all that apply.

☐ Cold Springs Building
☐ Dickinson Building (Lifelong Learning Center)
☐ Administration Building
☐ Whittier Building
☐ Prescott Building
☐ Mount Jumbo Building
☐ Jefferson Building
☐ Linda Vista Property
☐ Fort Missoula Property
☐ Rimel Road Property
☐ Toole Park Property
☐ Duncan Drive Property
☐ Rattlesnake Property
☐ Seeley-Swan Property
☐ I do not use any of the properties listed

What concerns, if any, do you have about the 14 properties or buildings that are being assessed in this plan?



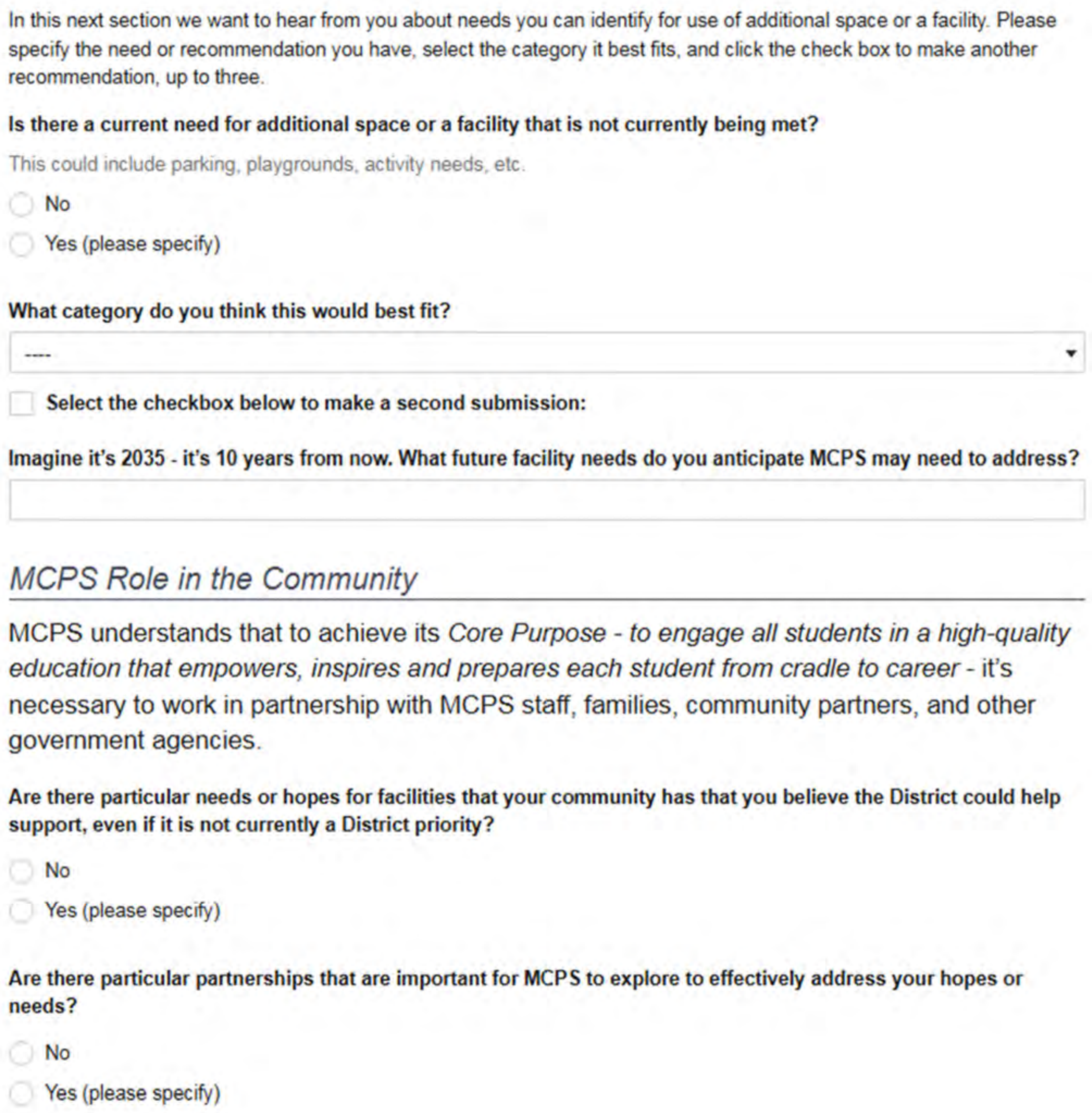
MCPS Needs and Priorities

Please select and rank the top 5 below priorities that MCPS should consider when providing or maintaining safe and functional facilities to achieve its Core Purpose.

The categories listed below describe a user group and type of space use. For example, Student Pre-K-12 Instructional is space that serves the student user group and is a space that is used for instructional purposes. 1 = Most important to provide space. To rank your selections please drag and drop from the left column to the right column.

- Student Athletics
- Student/Staff/Community Event/Conference
- Community Non-profit
- Student Pre-K-12 Instructional
- Student Housing
- Student/Staff/Community Parking
- Staff Food Services (ex: kitchen, cafeteria)
- Staff Building Services (ex: storage, equipment area, maintenance)
- Staff Administrative (ex: office)
- Community Adult Instructional
- Staff Housing
- Student Special Resources (ex: PTOT, SPED, CS/CT, STEM)
- Community For-profit Business (ex: office space, yoga studio)
- Community Housing
- Community Recreation
- Community Daycare
- Student Food Services
- Student Activities

1
2
3
4
5



In this next section we want to hear from you about needs you can identify for use of additional space or a facility. Please specify the need or recommendation you have, select the category it best fits, and click the check box to make another recommendation, up to three.

Is there a current need for additional space or a facility that is not currently being met?

This could include parking, playgrounds, activity needs, etc.

○ No

○ Yes (please specify)

What category do you think this would best fit?

---- ▾

☐ **Select the checkbox below to make a second submission:**

Imagine it's 2035 - it's 10 years from now. What future facility needs do you anticipate MCPS may need to address?

MCPS Role in the Community

MCPS understands that to achieve its *Core Purpose - to engage all students in a high-quality education that empowers, inspires and prepares each student from cradle to career* - it's necessary to work in partnership with MCPS staff, families, community partners, and other government agencies.

Are there particular needs or hopes for facilities that your community has that you believe the District could help support, even if it is not currently a District priority?

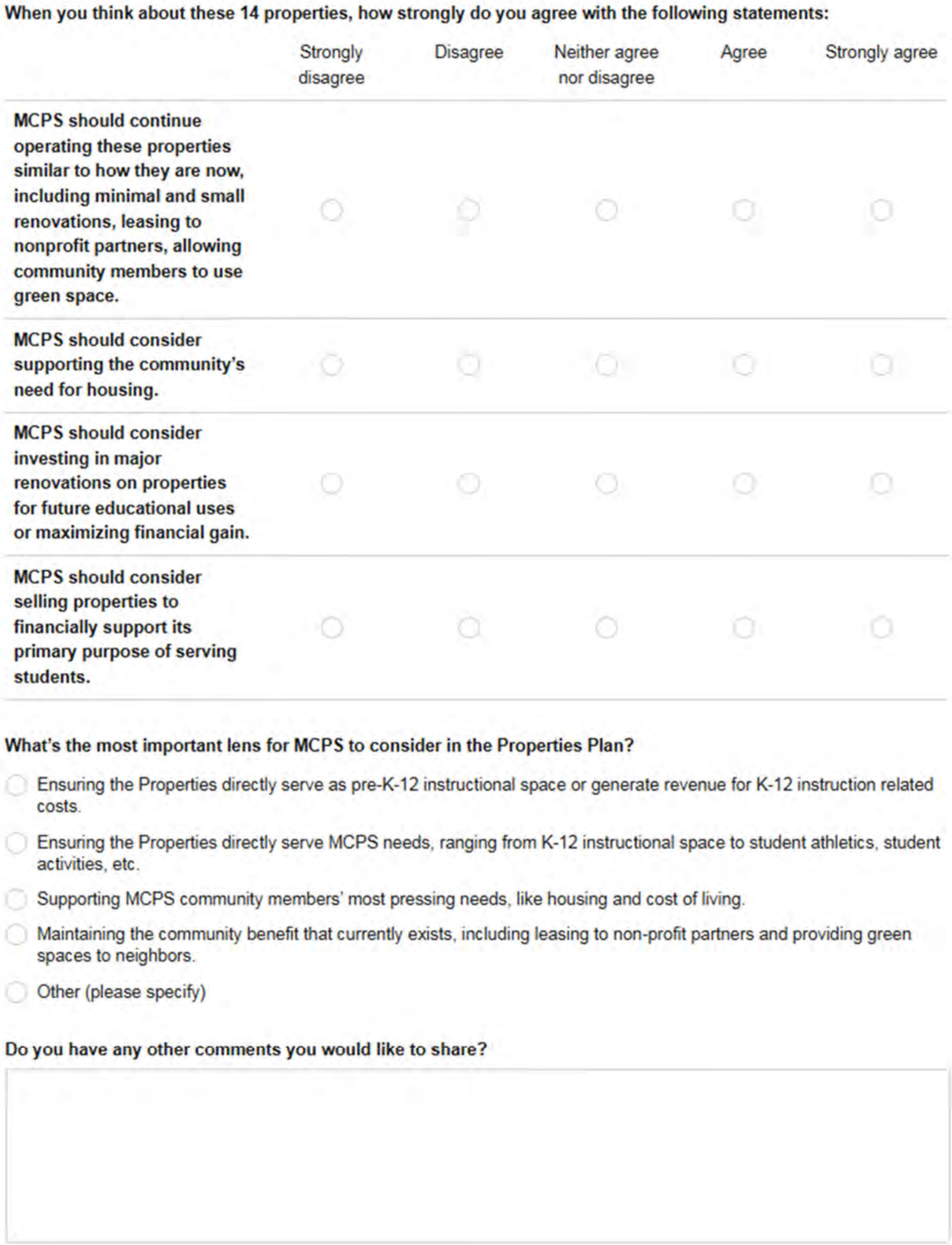
○ No

○ Yes (please specify)

Are there particular partnerships that are important for MCPS to explore to effectively address your hopes or needs?

○ No

○ Yes (please specify)



When you think about these 14 properties, how strongly do you agree with the following statements:

	Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree
MCPS should continue operating these properties similar to how they are now, including minimal and small renovations, leasing to nonprofit partners, allowing community members to use green space.	○	○	○	○	○
MCPS should consider supporting the community's need for housing.	○	○	○	○	○
MCPS should consider investing in major renovations on properties for future educational uses or maximizing financial gain.	○	○	○	○	○
MCPS should consider selling properties to financially support its primary purpose of serving students.	○	○	○	○	○

What's the most important lens for MCPS to consider in the Properties Plan?

○ Ensuring the Properties directly serve as pre-K-12 instructional space or generate revenue for K-12 instruction related costs.

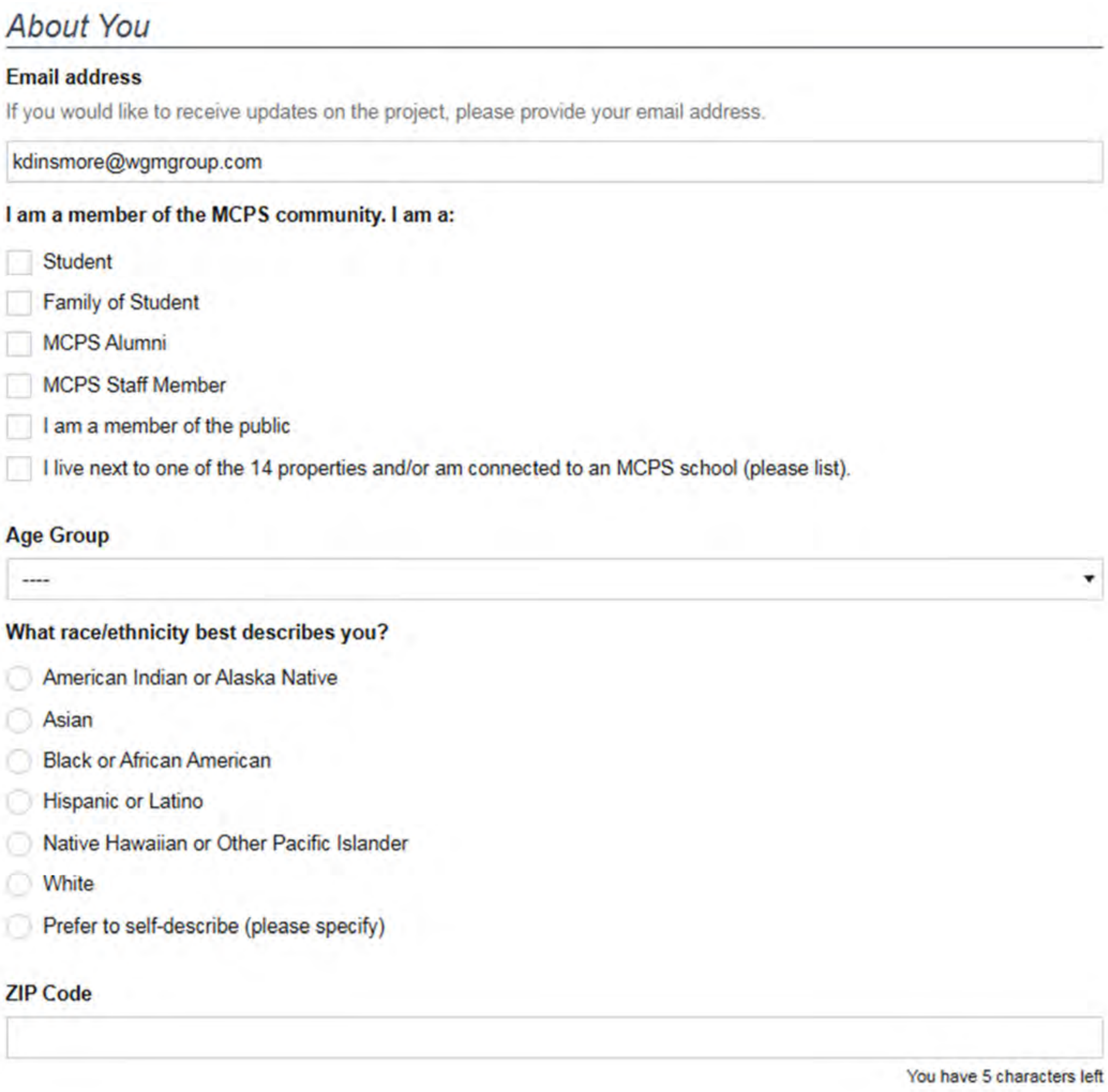
○ Ensuring the Properties directly serve MCPS needs, ranging from K-12 instructional space to student athletics, student activities, etc.

○ Supporting MCPS community members' most pressing needs, like housing and cost of living.

○ Maintaining the community benefit that currently exists, including leasing to non-profit partners and providing green spaces to neighbors.

○ Other (please specify)

Do you have any other comments you would like to share?



About You

Email address

If you would like to receive updates on the project, please provide your email address.

kdinsmore@wgmgroup.com

I am a member of the MCPS community. I am a:

- ☐ Student
- ☐ Family of Student
- ☐ MCPS Alumni
- ☐ MCPS Staff Member
- ☐ I am a member of the public
- ☐ I live next to one of the 14 properties and/or am connected to an MCPS school (please list).

Age Group

---- ▾

What race/ethnicity best describes you?

- ○ American Indian or Alaska Native
- ○ Asian
- ○ Black or African American
- ○ Hispanic or Latino
- ○ Native Hawaiian or Other Pacific Islander
- ○ White
- ○ Prefer to self-describe (please specify)

ZIP Code

You have 5 characters left

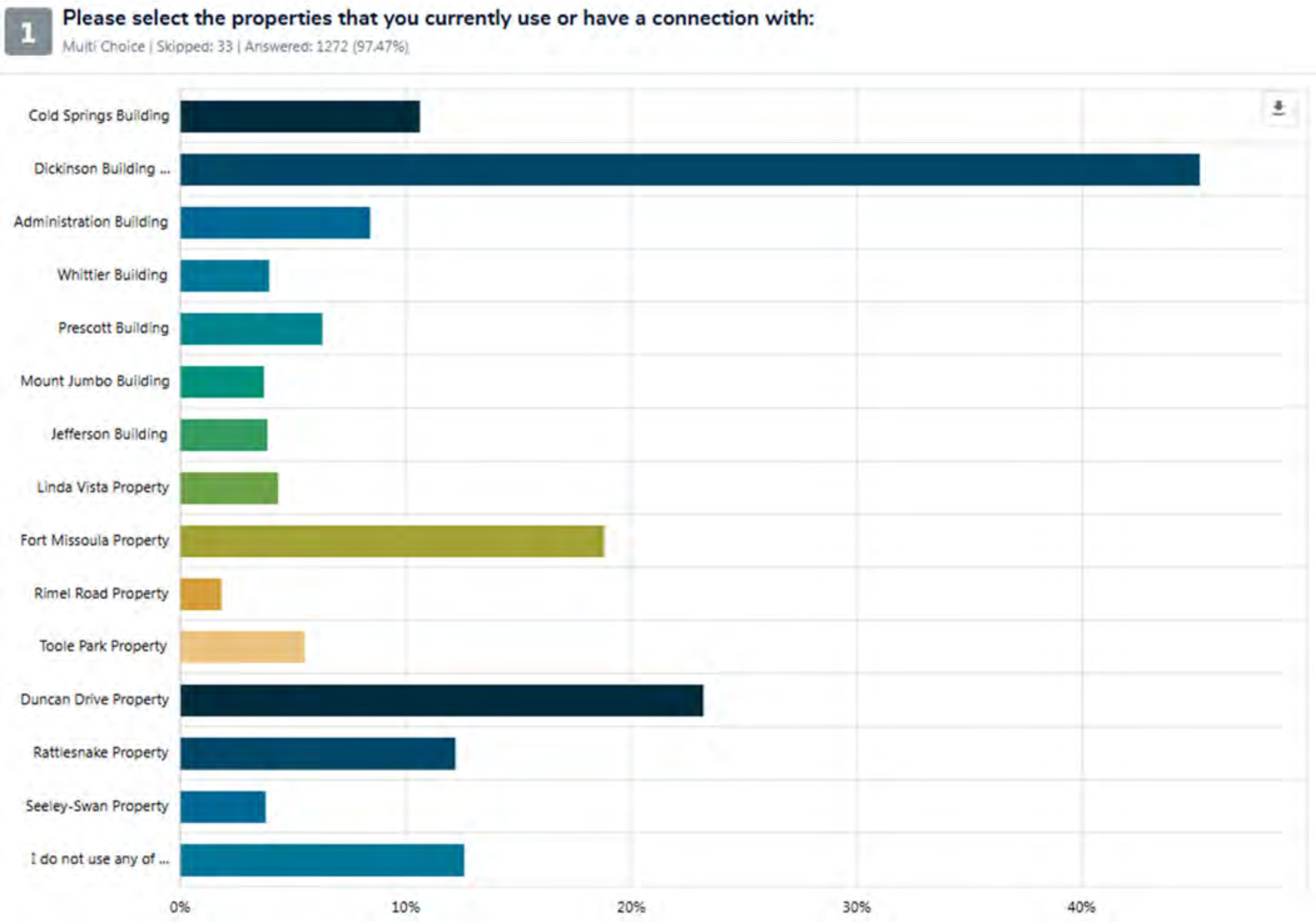
MCPS PROPERTIES PLAN
MCPS SURVEY RESULTS SUMMARY
WGM Project Number: 231016
Client: Missoula County Public Schools
July 8, 2025

MCPS PROPERTIES PLAN SURVEY RESULTS

Between mid-May and early June 2025, over 1,300 responses were recorded for the MCPS Properties Plan Survey. The survey aimed to gather public input on the use, value, and future potential of 14 MCPS-owned properties, alongside broader needs and priorities for facilities across the district. Note that AI was used to assist in summarizing the survey results.

Current Property Use & Community Connection

Respondents most reported connections to the Dickinson Building (45%), most likely through the Lifelong Learning Center, Duncan Drive Property (23%), and the Fort Missoula Property (19%). While some properties, such as the Rattlesnake and Cold Springs properties, also received a large portion of mentions, several sites had relatively lower levels of reported community interaction. Only 12.5% of respondents indicated no current use or connection to any of the listed properties, underscoring the broad community engagement with these sites. Respondents were able to select more than one property.



1 **Please select the properties that you currently use or have a connection with:**

Multi Choice | Skipped: 33 | Answered: 1272 (97.47%)

Key Themes and Perspectives

1. Use and Importance of the Property

- Strong community value: Many respondents emphasize the importance of properties like the PEAS Farm and Lifelong Learning Center (LLC) for education, recreation, health, and community-building.
- Educational resource: Facilities are used for classes, events, and outdoor learning.
- Environmental and cultural value: Several respondents note the ecological significance and potential for cultural/Indigenous activities.

2. Concerns About the Properties

- Fear of closure or repurposing: Concerns were raised about losing access to vital community spaces.
- Maintenance and capacity issues: Some facilities are described as aging, undersized, or lacking resources.
- Overuse or underuse: Mixed opinions about whether all 14 buildings are necessary or efficiently used.

3. Recommendations for Improvement

- Space for cultural or Indigenous use: Repeated suggestions for designated spaces for ceremonies, community gatherings, or healing.
- More staff housing and garden/farm space: Ideas for integrating workforce housing or expanding agricultural education.
- Improvements to specific amenities: Including gyms, classrooms, and general upkeep.

4. Future Facility Needs (2035 Outlook)

- Arts and performing centers: Suggested as long-term priorities for student and community enrichment.
- Expansion of existing programs: Especially those related to outdoor learning and health education.
- Sustainable development: Ideas around soft landscaping and long-term environmental planning.

Key Perspectives on Property Utilization

Education-Oriented Views

- Desire for continued or expanded educational use, especially:
  - Outdoor learning
  - Arts and performing centers
  - Youth and early childhood programs

Community-Centered Use

- Preservation of community spaces was a clear priority:
  - Green space and gardens
  - Public access
  - Nonprofit or partner-led facilities

Family & Child Services

- Significant mentions of:
  - Childcare and daycare
  - Staff housing
  - Support for families and educators

Property Disposition Perspectives

1. Keep & Enhance (Most Common Perspective)

Many responses support keeping properties in public or educational use, often with upgrades or adaptive reuse:

- "Maintain" (55 mentions): Calls to invest in existing facilities rather than dispose of them.
- "Repurpose"/"Reuse" (9 total): Advocating for creative reuses—like nonprofits, community centers, or staff housing.
- "Preserve" (10): Reflects concern about losing historically or culturally valued assets.

"Don't sell. These buildings could be used for childcare or nonprofits."

2. Sell or Develop (Less Common, but Present)

A smaller, but significant group viewed some properties as underutilized or outdated, supporting divestment:

- "Sell" (90 mentions): Often mentioned cautiously—some want to offload truly obsolete sites, others fear it.
- "Develop" (27): Usually framed as a concern (e.g., overdevelopment) rather than a goal.

"Some of the buildings should go—we don't need to hang on to everything."
"Concerned these valuable sites will be sold off and developed into luxury housing."

3. Strategic Trade-Offs (Implied)

A few responses implicitly suggested a case-by-case evaluation:

- Keep properties with strong community/educational use.
- Consider selling those with high maintenance costs or no foreseeable use.

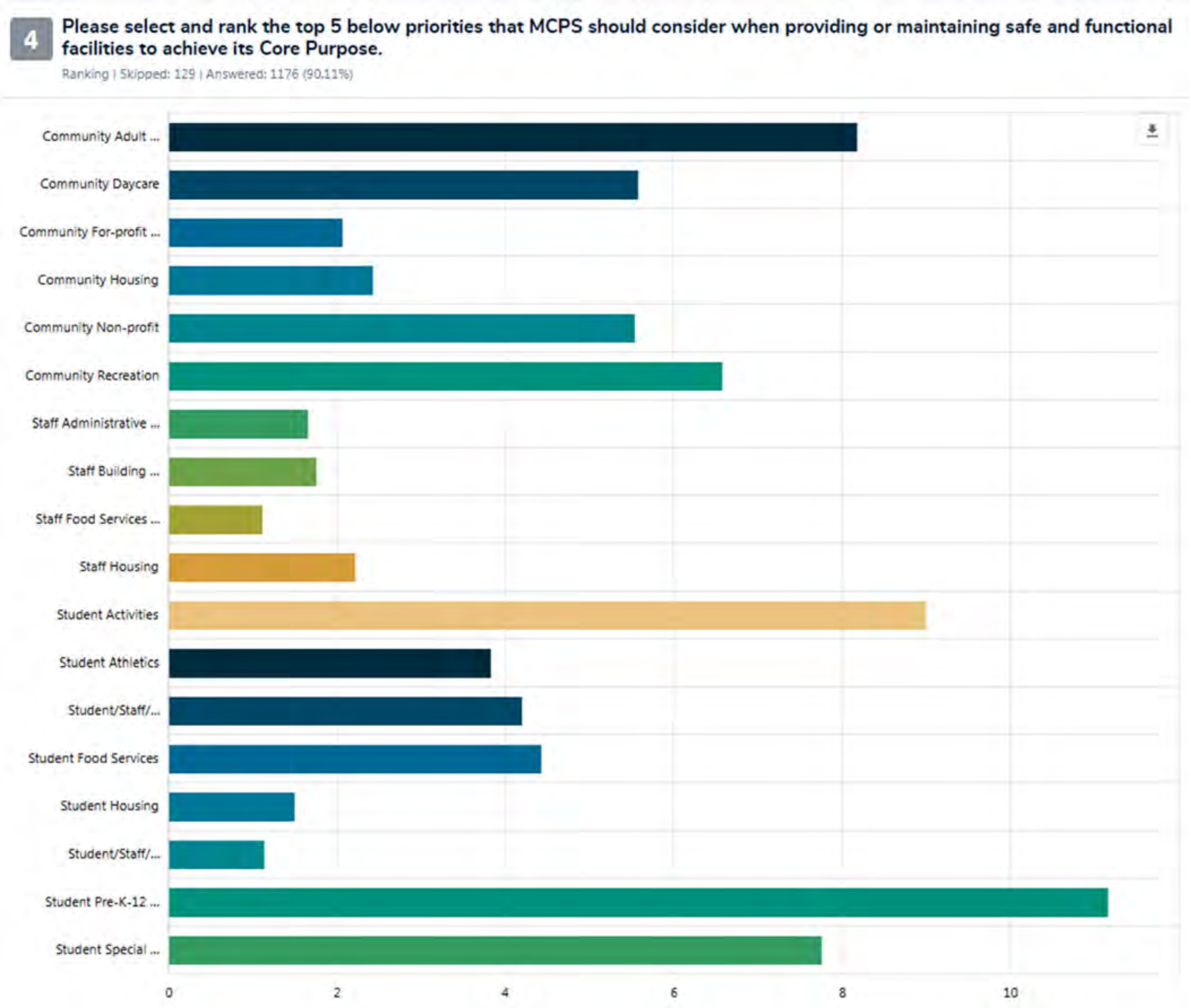
Mindset	Description	Tone	Frequency
🛠️ Maintain & reinvest	Keep sites, upgrade use	Supportive	High
🔁 Repurpose creatively	Nonprofit, housing, etc.	Optimistic	Moderate
🛑 Preserve key properties	Cultural/historic assets	Protective	Moderate
🏗️ Sell or develop	Offload unused buildings	Divisive	Notable
⚖️ Balance & evaluate	Case-by-case approach	Pragmatic	Implied

Top Community Priorities

When asked to rank priorities for MCPS facilities, respondents emphasized:

1. Pre-K–12 instructional
2. Student activities
3. Community adult instructional
4. Student special resources
5. Community recreation

This indicates strong support for maintaining the properties' focus on student learning, while also valuing community-oriented uses.



4 **Please select and rank the top 5 below priorities that MCPS should consider when providing or maintaining safe and functional facilities to achieve its Core Purpose.**

Ranking | Skipped: 129 | Answered: 1176 (90.11%)

Unmet Needs & Future Planning

Roughly one-third of respondents indicated there is currently unmet demand for new or additional facilities. The most commonly cited categories for these needs included:

- Student instructional space
- Student activities
- Community recreation
- Community adult education

The most frequently cited unmet facility needs include:

1. Additional School Capacity

- More schools or expanded school buildings are commonly mentioned to keep up with Missoula's growing population.
- Both elementary and high school levels are noted as potentially overcrowded or lacking future space.
- Anticipated enrollment increases by 2035 are a key driver behind this concern.

2. Affordable Housing for Staff

- Teacher and staff housing is one of the most urgent unmet needs.
- Respondents see lack of affordable housing as a major barrier to recruiting and retaining quality educators — especially in rural areas like Seeley-Swan.

3. Early Childhood Education

- There is strong demand for preschool facilities, daycare, and early learning centers.
- Jefferson is mentioned frequently, but many advocate for expanded access across the district.

4. Specialized Learning Spaces

- Calls for more flexible and purpose-built spaces for:
    - Career and technical education (CTE)
    - Outdoor and environmental learning
    - Special education services
    - Mental health and wellness programs

5. Community-Oriented Facilities

- Many want multi-use buildings that support both students and the broader community:
    - Adult learning centers
    - Food distribution or kitchen hubs
    - Recreation and cultural centers
    - Event or arts spaces

6. Facility Modernization

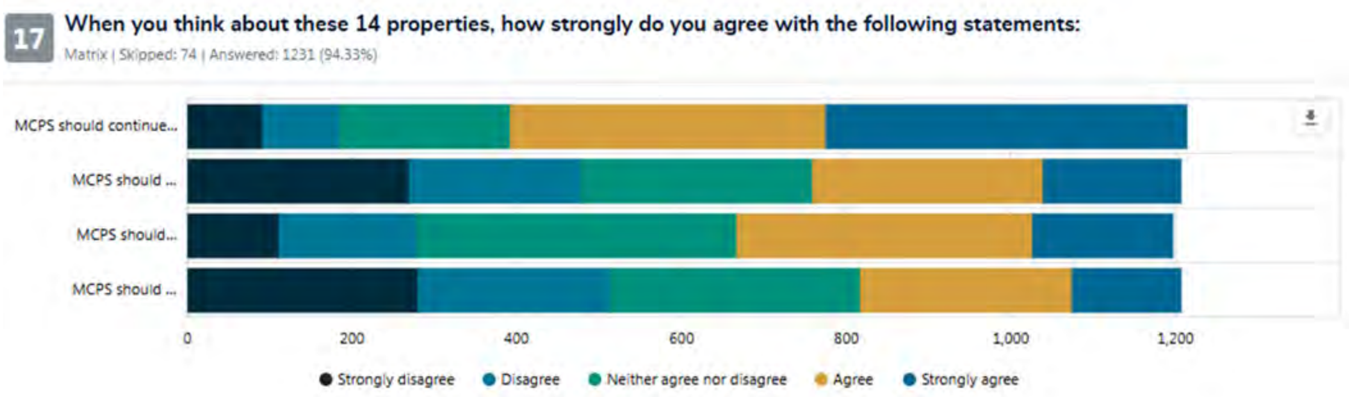
- Several comments highlight the need to renovate aging buildings rather than only build new ones.
- Attention is drawn to infrastructure (e.g. HVAC, accessibility) and learning environment upgrades.

Future Facility Needs

When asked to imagine needs ten years into the future (2035), many again pointed to the importance of instructional facilities, followed by special student resources (e.g., STEM, special education), recreation, and staff and student housing. This suggests sustained and growing interest in education-focused investments, with increased awareness of wraparound support needs.

Partnerships & Broader Community Benefit

Nearly 40 percent of respondents expressed hope that MCPS could support additional community priorities not currently part of the district's core mission. Similarly, over one-third saw value in developing new partnerships to help address these needs, particularly in the areas of housing, recreation, and community services.



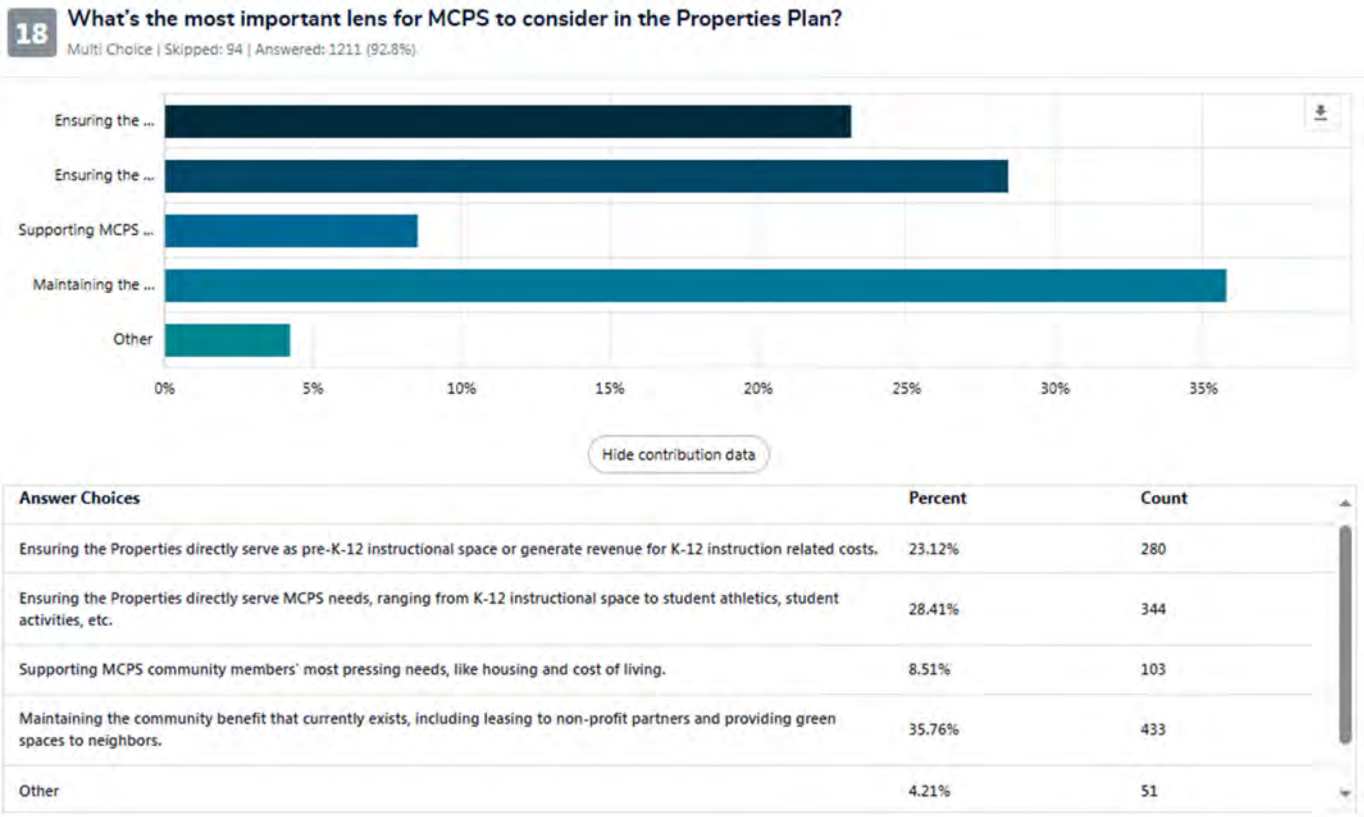
17 **When you think about these 14 properties, how strongly do you agree with the following statements:**

Matrix | Skipped: 74 | Answered: 1231 (94.33%)

1. MCPS should continue operating these properties similar to how they are now, including minimal and small renovations, leasing to nonprofit partners, allowing community members to use green space.
   a. 68% agree or strongly agree and 15% disagree or strongly disagree
2. MCPS should consider supporting the community's need for housing.
   a. 37% agree or strongly agree and 40% disagree or strongly disagree
3. MCPS should consider investing in major renovations on properties for future educational uses or maximizing financial gain.
   a. 44% agree or strongly agree and agree and 23% disagree or disagree strongly
4. MCPS should consider selling properties to financially support its primary purpose of serving students.
   a. 32% agree or agree strongly and 42% disagree or disagree strongly

Guiding Perspectives for the Properties Plan

When asked to identify the most important lens for MCPS to apply in planning for these properties, the top choice was maintaining current community benefits, such as green spaces and nonprofit partnerships (36%). Close behind was ensuring facilities continue to serve a range of MCPS student needs (28%), followed by prioritizing direct pre-K-12 instructional uses or revenue generation to support K-12 education (23%).

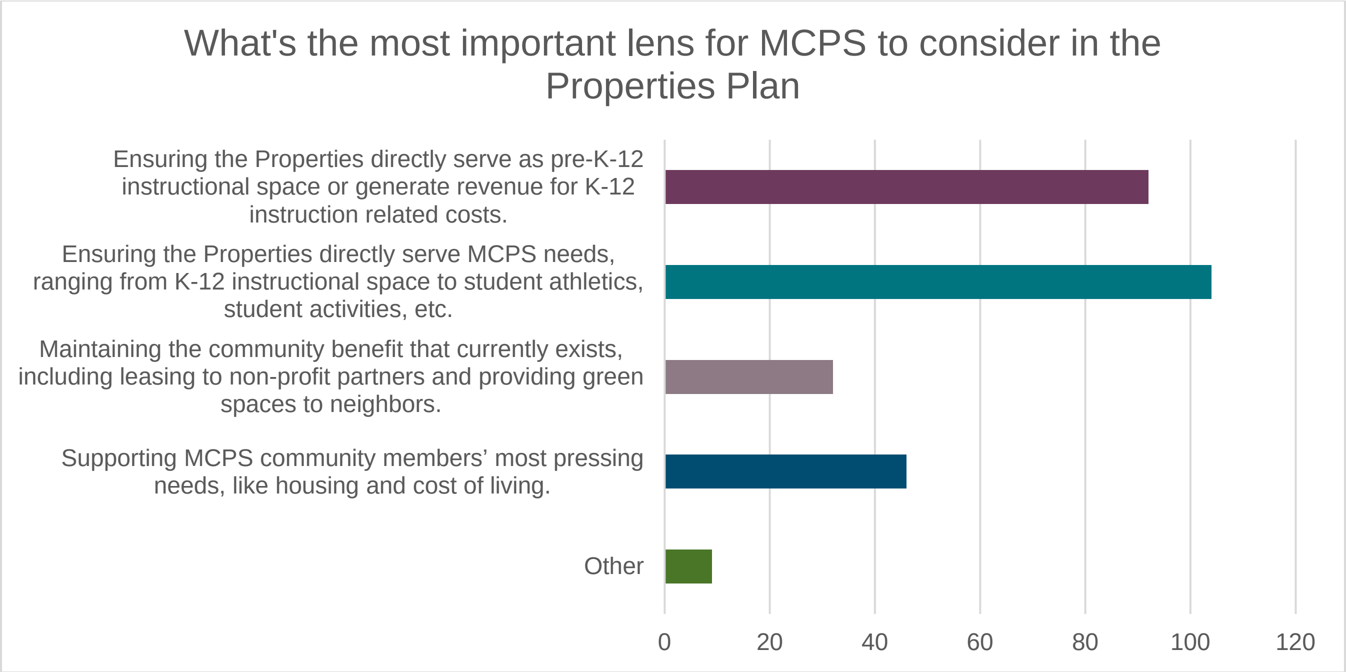


18 What's the most important lens for MCPS to consider in the Properties Plan?

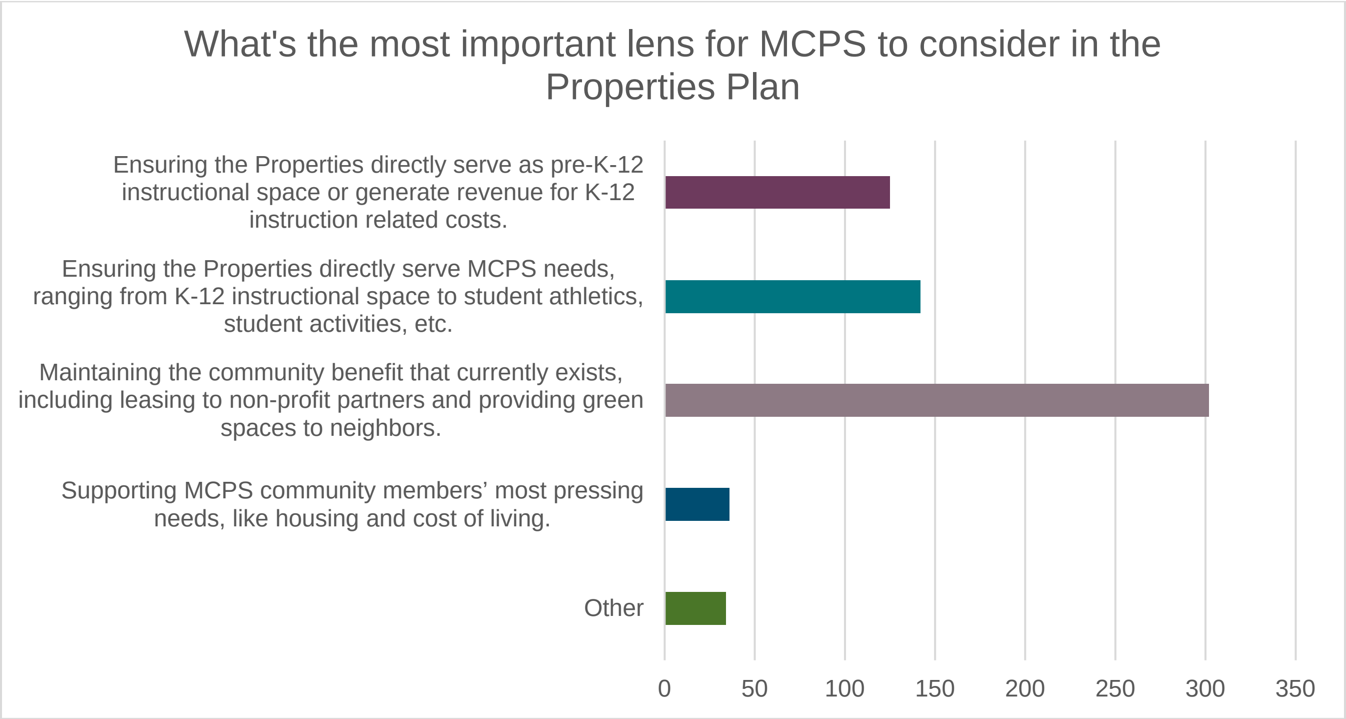
Multi Choice | Skipped: 94 | Answered: 1211 (92.8%)

Answer Choices	Percent	Count
Ensuring the Properties directly serve as pre-K-12 instructional space or generate revenue for K-12 instruction related costs.	23.12%	280
Ensuring the Properties directly serve MCPS needs, ranging from K-12 instructional space to student athletics, student activities, etc.	28.41%	344
Supporting MCPS community members' most pressing needs, like housing and cost of living.	8.51%	103
Maintaining the community benefit that currently exists, including leasing to non-profit partners and providing green spaces to neighbors.	35.76%	433
Other	4.21%	51

The results for the question, “What’s the most important lens for MCPS top consider in the Properties Plan?” were filtered to take into consideration some of the properties that have strong community benefit to see how those responses affected the overall survey results. The intent was to see if there was a different community sentiment when the properties with the highest community use were removed from the results or with the results of only those properties.



INCLUDES ALL PROPERTIES EXCEPT: COLD SPRINGS, DICKINSON, FORT MISSOULA, DUNCAN DRIVE



COLD SPRINGS, DICKINSON, FORT MISSOULA, DUNCAN DRIVE ONLY

“OTHER” RESPONSES

Respondents that selected “other” and offered their own suggestions emphasized the importance of balancing multiple priorities rather than relying on a single guiding lens. A frequent theme was the need to ensure MCPS properties directly serve pre-K-12 instructional needs, which was often paired with strong support for maintaining community benefits such as adult education programs and community partnerships with nonprofit organizations.

Other comments advocated the preservation of educational programming for all ages, including lifelong learning and support for career and technical education. Some participants highlighted the unique value of specific properties like the Dickinson building and Prescott School, encouraging their retention for educational or public benefit uses.

Another common theme is the suggestion that MCPS sell or repurpose underutilized properties to fund improvements in active school facilities. But, many respondents warned against selling for short-term profit, particularly to private developers, and emphasized that properties should remain in the public domain to support long-term educational and community goals.

Demographics Of Respondents

The survey reflected a wide cross-section of the community:

- 56% identified as members of the public, 42% as student family members, 14% as staff, and 11% as alumni.
- Most respondents were between the ages of 35 and 54.
- 92% identified as white, with smaller representations from Indigenous, Hispanic/Latino, and other backgrounds

INDIVIDUAL PROPERTY COMMENT SUMMARIES

Cold Springs

Community Use and Sentiment

- Cold Springs School is recognized as an important facility for local families, with references to children attending classes, particularly arts or performance programs like *Studio M*.
- It's seen as a community asset by residents living nearby, with appreciation for its accessibility and role in public education.

Concerns

- Outdated facility: One respondent directly stated that the Cold Springs building is “outdated and needs to be replaced.”
- Capacity and crowding: Some comments relate indirectly to overcrowding and suggest redrawing boundaries, which could impact Cold Springs.
- Maintenance: A few respondents express general concern over the upkeep of facilities, possibly including Cold Springs.

Suggestions and Future Needs

- Better facilities for learning: One comment calls for improvements to support student learning and reduce maintenance issues.
- Community access to green spaces: There is interest in using open areas around Cold Springs for broader community enrichment.

Dickinson/Lifelong Learning

Community Use and Sentiment

- Highly valued resource: Dozens of respondents describe the Lifelong Learning Center as a vital space for adult education, fitness classes, arts, and personal development.
- Strong emotional connection: Users report long-term, frequent engagement and refer to it as a cornerstone for seniors and community enrichment.
- Lifelong learning hub: It’s seen as a rare and essential offering for non-traditional students and older adults.

Concerns

- Risk of reduced capacity or closure: Many expressed fear that the Lifelong Learning Center might be downsized or eliminated, which they felt would be a huge loss.
- Overcrowding: Some mention that classes have become too full, reducing the quality of the experience.
- Facility limitations: Issues such as lack of space in exercise rooms and aging infrastructure were brought up.

Recommendations and Needs

- Facility expansion: Respondents request more classrooms, fitness areas, and amenities to meet growing demand.
- Enhanced support for adult programs: Several advocate for continued or increased investment in adult education programming.
- Accessibility and modern upgrades: Suggestions include improving parking, adding green spaces, and upgrading technology for teaching.
- Additional community services: Ideas included preschool/childcare for staff, staff housing, and expanded robotics/STEM programs.

Future Needs (Looking to 2035)

- Preserve and grow adult education: Many respondents stress the need to protect Lifelong Learning Center programming as Missoula grows.
- Support for family and workforce programs: Expanded offerings like parenting classes, after-school programs, and workforce training were suggested.
- Sustainable development: One suggestion called for creating a recycling hub and expanding gardens

Administration Building

Community Use and Sentiment

- Current use: The building is currently being used by programs such as the Missoula Robotics Team and other educational or extracurricular groups.
- Multi-functional potential: It is seen as a space that could support various educational, nonprofit, and community needs (e.g., engineering, CAD, and robotics programs).
- Accessible location: Some respondents note its location and infrastructure make it valuable for community programming.

Concerns

- Underutilization: Several comments express concern that the administration building is not being used to its full potential.
- Future displacement: Stakeholders worry that current users (e.g., robotics team) could be displaced if the building is repurposed or closed.
- Deferred maintenance: Some note that the facility, like others in the district, suffers from a lack of upkeep.

Recommendations

- Preserve and repurpose: Many advocate for retaining the building and turning it into a more active hub for community programs, nonprofits, and student groups.
- Support STEM and technical education: Specific calls were made to maintain and expand facilities for robotics, engineering, and CAD education.
- Use for nonprofits and childcare: Ideas include leasing space to nonprofits or using it for daycare/preschool to support working families.

Future Needs (2035 Outlook)

- Facility expansion for growing community needs: There’s a recognition that Missoula’s urban growth may require additional educational and community space.
- Partnering with external organizations: Many comments suggest leveraging the building as a shared space for public-private collaborations (e.g., vocational rehab, youth nonprofits).
- Awareness and communication: One respondent noted that the district community may not be fully informed about the building’s value and current use.

Whittier

Community Use and Sentiment

- Valued early childhood center: Whittier is praised for hosting Head Start and other preschool services. It’s viewed as a crucial support for families with young children.
- Neighborhood asset: Several respondents refer to Whittier as an irreplaceable public space for Northside families and children, especially given the lack of similar facilities nearby.
- Safe and welcoming space: Users value the building for being a trusted place for early learning and support services.

Concerns

- Age and condition of the building: Multiple comments describe the building as “extremely old,” “unsafe,” and lacking basic amenities such as staff parking and a proper drop-off area.
- Risk of closure or privatization: Many community members are worried about the loss of public benefit if Whittier is sold or repurposed.
- Overcrowding and lack of capacity: There's concern that losing Whittier would strain other early education services in the area.

Recommendations

- Preserve and upgrade: Respondents urge MCPS to maintain Whittier as a public asset and invest in its repair and modernization.
- Expand early childhood services: Suggestions include more daycare and preschool spaces, especially for low-income families.
- Improve safety and accessibility: Ideas include safer drop-off zones and better facilities for both staff and children.

Future Needs (2035 Outlook)

- Northside/Westside expansion: Multiple comments call for a new or upgraded middle school and continued investment in neighborhood schools to meet the needs of a growing population.
- Multi-use community facilities: Respondents envision Whittier or its site supporting broader educational and recreational uses for children and adults.
- Collaboration with nonprofits: Many suggest partnerships with organizations to enhance early education, childcare, and family services.

Prescott

Community Use and Sentiment

- Neighborhood treasure: Prescott is described as a beloved and iconic community space in the Lower Rattlesnake, valued for its beauty, walkability, and historic character.
- Used informally: Though no longer a functioning school, it is still a place people live near and care about. Former students and neighbors have strong emotional ties to the building.
- Ideal location: Its location is seen as central and desirable for community-based programming or public benefit use.

Concerns

- Fear of sale or development: Multiple respondents express strong concern that Prescott could be sold and redeveloped for private use, especially given its location and potential real estate value.
- Wasted potential: Some worry the building is being underused or neglected, despite its strong potential to serve public needs.

Recommendations

- Preserve and repurpose for community benefit: Suggestions include:
    - Early childhood education center
    - Nonprofit office or co-working space
    - Public arts or cultural programming
    - Environmental or outdoor learning site
- Partnership potential: Respondents support exploring partnerships with local nonprofits, youth services, or early learning providers to activate the site.
- Public green space integration: Some suggest maintaining or enhancing outdoor areas at the site for play, community gardening, or recreation.

Future Needs (2035 Outlook)

- Equity-focused use: There is interest in using Prescott to meet unmet needs in early learning, housing, or community services.
- Open recreation and education: Respondents envision expanded use for alternative education, outdoor programming, or integrated arts and wellness services.

Mount Jumbo

Community Use and Sentiment

- Seen as an underutilized asset: Multiple respondents note that Mount Jumbo is sitting unused or underused yet has great potential as a valuable community space.
- Valuable for East Missoula: There's a strong sentiment that the growing East Missoula community needs more educational and family services, and Mount Jumbo could help meet that demand.

Concerns

- Wasted space: Several respondents express frustration that the building is not currently active or being fully used to support community or student needs.
- Potential loss of a public asset: Some fear the building could be sold or permanently closed, which would limit future public benefit.

Recommendations

- Reopen and repurpose: Suggested uses include:
  - Early childhood education (especially daycare and preschool)
  - Alternative education programs
  - Community health or wellness centers
  - Workforce housing
  - Partnerships with nonprofits (e.g., Garden City Harvest, childcare groups)
- Support for future growth: Comments emphasize that the building should be preserved now to meet long-term population increases, especially as new housing developments come to the area.

Future Needs (2035 Outlook)

- Restore for school or mixed community use: Many envision the building serving again as a school or a hybrid facility (e.g., education + child care + social services).
- Facility for alternative or special programs: Some suggest using Mount Jumbo for programs like special education, mental health services, or alternative high school options.
- Partnership space: The building is recommended as a site for collaborations with nonprofits or government services.

Linda Vista

Community Use and Sentiment

- Active and valued space: Several respondents currently use the Linda Vista property for recreation and walking.
- Family-friendly atmosphere: The area is appreciated for being accessible to children and families, providing a safe place to play and explore.
- Sentimental value: Some noted personal connections, such as growing up near the site or viewing it as a neighborhood asset.

Concerns

- Risk of sale or development: A major concern is that the property could be sold to private developers, reducing public access and eliminating a valued green space.

- Loss of recreational value: Community members worry that the site could be lost to housing or commercial development, which would deprive the area of a rare open and recreational space.

Recommendations

- Retain for public benefit: Many urge MCPS to preserve the property for community use, possibly expanding its function as a recreational or multi-use educational site.
- Park and athletic space development: Suggestions include splash pads, upgraded playgrounds, athletic fields, and indoor recreational facilities.
- Alternative educational or housing use: Some suggest using the space for childcare, teacher/staff housing, or even greenhouses for student food production.

Future Needs (2035 Outlook)

- New schools in the area: Respondents foresee the need for additional K-5 and middle schools to support growing neighborhoods like Miller Creek and Linda Vista.
- Flexible educational space: There’s a desire for facilities that can adapt to changing student populations and community needs.
- Daycare and early learning: Several anticipate increased demand for quality daycare and early childhood education.

Fort Missoula

Community Use and Sentiment

- Active educational use: The property is currently used for agricultural and environmental education.
- Recreational use: Community members use the surrounding area for running, biking, and outdoor exercise.
- Historical and cultural value: Some comments highlight the unique location and setting of Fort Missoula as important for long-term community enrichment and connection to local history.

Concerns

- Risk of losing open space: Respondents fear development could eliminate critical green and educational space, which they view as irreplaceable.
- Nonprofit displacement: There’s concern that organizations using the space (e.g., Farm to School programs) may lose access due to future planning or budget cuts.
- Lack of awareness: Some suggest the broader public may not fully understand how active and valuable the Fort Missoula property already is.

Recommendations

- Preserve and enhance outdoor education: Many call for expanded support for agriculture programs, farm-based learning, and outdoor classrooms.
- Build flexible indoor space: Ideas include a dedicated building for the Agricultural Center to support student programs and nonprofit activities year-round.
- Partner with nonprofits: Multiple suggestions focus on deeper collaboration with local organizations to increase program offerings and accessibility.

Future Needs (2035 Outlook)

- Educational use tied to community growth: Anticipated population increases underscore the need for continued educational and community use of the Fort Missoula site.
- Environmental education hub: Some envision a district-supported farm/education center serving both students and the public in the long term.

- Soft infrastructure investments: Several mention the opportunity for soft landscaping, nature-based facilities, and outdoor wellness areas.

Rimel Road

Community Use and Sentiment

- Not widely used currently: Very few respondents mention using the Rimel property directly. It appears to be mostly vacant and not actively part of current programs or community activities.
- Awareness of location: Some respondents note the property's rural character and setting, located near other district-owned land and accessed via Rimel or Hillview roads.

Concerns

- Pressure to sell: Several comments reflect concern that MCPS might sell the Rimel property for short-term financial gain, potentially missing a long-term opportunity.
- Lack of clarity on use: Some community members aren't sure how or whether this property is being used, suggesting low visibility or unclear plans.

Recommendations

- Preserve for future needs: Some respondents argue the land should be held for future MCPS expansion or public use, rather than being sold.
- Possible sale endorsed by some: A few community members explicitly support selling the Rimel property, especially if it is unused and doesn't align with long-term educational priorities.

Future Needs (2035 Outlook)

- Flexible future use: Suggestions include holding the land as a long-term asset in case of population growth or new school development needs.
- Agricultural or environmental education: One comment recommended keeping the land vacant for future farm or outdoor education use.
- Facility upkeep prioritized elsewhere: Some responses suggest focusing resources on maintaining existing buildings before developing remote or less-used parcels like Rimel.

Toole Park

Community Use and Sentiment

- Valued public space: Toole Park is considered an essential part of the River Road neighborhood, with green space, access to the riverfront trail, and community activity areas.
- Civic pride and connection: Several comments describe the park as “not just a piece of land,” but a public asset tied to identity, belonging, and wellness.
- Current use by Hellgate High School: The property is already being used for some student activities and is closely tied to Hellgate's needs.

Concerns

- Lack of facilities at Hellgate: There is repeated concern that Hellgate High School has no dedicated outdoor athletic fields, parking, or space for extracurriculars, and Toole Park could help meet these needs.
- Risk of private development: Respondents are wary of MCPS selling the land or allowing non-public use, especially in such a central and historic location.
- Underutilization: Several believe the land is not being used to its full potential for students or the broader community.

Recommendations

- Preserve for public and educational use: Many call for Toole Park to remain public and be enhanced to support students and neighbors alike.
- Invest in upgrades: Suggestions include:
  - Athletic fields
  - Parking for Hellgate students and staff
  - Community arts/event space
  - Gathering space for youth and families
- Partner with the city or nonprofits: Ideas include shared use with city parks or collaborations with housing and food nonprofits (e.g., Garden City Harvest, Missoula Housing Authority).

Duncan Drive

Community Use and Sentiment

- Highly valued community farm: The PEAS Farm is described as a beloved and vital space for the Rattlesnake and broader Missoula community. It provides experiential learning, community service, and fresh food access.
- Outdoor education hub: Respondents repeatedly refer to the farm as a “giant outdoor classroom,” offering science, agriculture, and environmental education opportunities.
- Nonprofit collaboration success story: Garden City Harvest’s partnership with MCPS at the PEAS Farm is seen as a model for how public land can benefit students and the community.

Concerns

- Risk of sale or development: Many community members are concerned that the property might be sold for housing or other private uses, which they see as a threat to public benefit and sustainability goals.
- Underinvestment in outdoor education: Some worry that without strong district support, programs like those at PEAS may be vulnerable to budget cuts or lack of infrastructure.

Recommendations

- Protect and formalize the partnership: Numerous comments urge MCPS to protect the PEAS Farm from future development and strengthen its collaboration with Garden City Harvest and other stakeholders.
- Expand access and facilities: Suggestions include building permanent structures for year-round learning, enhancing access for students across the district, and integrating food systems education into the broader curriculum.
- Cultural and community space: Some respondents recommend incorporating Indigenous ceremonial space, sustainability learning centers, and food security programming into the site’s future.

Future Needs (2035 Outlook)

- Sustainability education: There is strong support for building curriculum around agriculture, climate resilience, and food systems — areas that the PEAS Farm is uniquely positioned to support.
- Food security and nutrition: The farm is seen as critical for addressing future food access, particularly for students and underserved families.
- Green partnerships: Respondents recommend continued and expanded collaboration with groups like Garden City Harvest, CFAC, Climate Smart Missoula, and the University of Montana.

Rattlesnake

Community Use and Sentiment

- Highly valued green space: The property is seen as a natural extension of the neighborhood — used regularly for hiking, biking, dog-walking, visual enjoyment, and as a buffer between homes and development.
- Neighborhood identity and accessibility: Residents emphasize the importance of the open space in maintaining the character of the Rattlesnake area and ensuring access to outdoor learning and recreation.

Concerns

- Development risk: A major theme is concern over possible sale or development of the site. Residents fear losing an irreplaceable open space and the negative impact that could have on community well-being.
- Lack of long-term planning clarity: Some respondents feel there's no clear vision for the Rattlesnake parcel, which leaves it vulnerable to short-term decisions that may not serve public interest.
- Overuse or poor stewardship: A few comments express concern about overcrowding or misuse without proper planning or protection.

Recommendations

- Preserve as open space: Most commenters strongly advocate for retaining the land as an open, undeveloped public space for both community and environmental benefits.
- Community and educational uses: Suggestions include:
    - Using the land for outdoor classrooms, science labs, and student gardening
    - Partnering with groups like Garden City Harvest or Five Valleys Land Trust to protect and enhance access
    - Hosting Indigenous ceremonial or cultural spaces
- Green infrastructure and environmental education: Some propose soft-landscaping, native plant restoration, and sustainability projects involving MCPS students.

Future Needs (2035 Outlook)

- Open space in a growing city: The property is viewed as vital to maintaining green space and recreation as Missoula continues to grow.
- Alternative education and wellness programs: Respondents envision nature-based learning, early childhood centers, or alternative education programs tied to the land.
- Buffer for urban pressure: Holding the land is seen as a long-term strategy to guard against overdevelopment and preserve a healthy urban ecology.

Seeley-Swan

Community Use and Sentiment

- Essential rural school: Seeley-Swan High School is seen as a central and critical institution for the Seeley Lake community, supporting not only education but also community identity, stability, and access to opportunity.
- Underserved but committed: Respondents from Seeley note their strong commitment to the school, even while feeling overlooked or underfunded compared to urban Missoula schools.

Concerns

- Facilities in poor condition: Multiple comments mention that Seeley-Swan facilities are outdated or insufficient to support high-quality education and extracurriculars.

- Lack of teacher housing: The difficulty of attracting and retaining teachers is a significant issue, largely due to housing shortages in the Seeley Lake area.
- Equity concerns: Some residents feel the school is “forgotten” by the district and urge MCPS to prioritize investment in this rural community.

Recommendations

- Preserve and improve the school: Nearly all comments stress the importance of maintaining and improving the Seeley-Swan facility rather than considering closure or consolidation.
- Create teacher housing (“teacherage”): There is strong support for providing staff housing onsite or nearby to address educator shortages.
- Early childhood and daycare programs: Respondents note a lack of childcare in the area and recommend developing preschool or daycare offerings tied to the school site.
- Community partnerships and services: Suggestions include:
    - Job training centers
    - Partnerships with the Ag Center or environmental programs
    - Federal and state funding collaborations
    - Use of former mobile homes for staff housing

Future Needs (2035 Outlook)

- Support for growing families: Several foresee continued or increased demand for education in Seeley and stress the need for adequate infrastructure.
- Expanded services: Comments mention a need for childcare, job training, technology upgrades, and broader student support like food security and mental health services.
- Rural educator retention: Long-term teacher housing is seen as a critical part of ensuring consistent, quality education in remote communities.

Jefferson

Community Use and Sentiment

- Essential for early childhood education: Jefferson is recognized as a key facility for preschool and special education programming, particularly supporting children with developmental needs.
- Historical loss of child development center (CDC): Some comments reflect on the impact of losing the former CDC, with Jefferson viewed as the district’s current center for early learning.
- Strong support for expansion: Respondents consistently advocate for growing early childhood programming and preserving or expanding Jefferson’s role in this area.

Concerns

- Limited space and access: Jefferson may not be meeting the full demand for early learning across the district. Some see it as insufficient to meet the needs of a growing number of students requiring preschool and special services.
- Equity and affordability: Concerns were raised about the need for accessible and affordable early childhood education, especially for underserved families.

Recommendations

- Expand or replicate Jefferson’s model: Many comments suggest:
    - Establishing more early learning centers throughout the district
    - Using Jefferson as a hub or pilot for innovative early childhood education
    - Creating wraparound services including health, food security, and family support
- Staff support needs: Suggestions include pairing Jefferson’s programming with affordable staff daycare or housing to help with recruitment and retention.

- Community partnerships: Respondents recommend stronger partnerships with organizations like Zero to Five, Garden City Harvest, United Way, and local child welfare groups to support holistic development.

Future Needs (2035 Outlook)

- Universal Pre-K: Many comments envision expanded public access to preschool education across Missoula.
- Early intervention and developmental support: Jefferson is seen as a place that could grow its capacity for students with special needs or behavioral challenges.
- Community hub model: Some envision Jefferson or similar facilities serving as multigenerational spaces combining early education with parent support, wellness services, and community events.

APPENDIX A.3

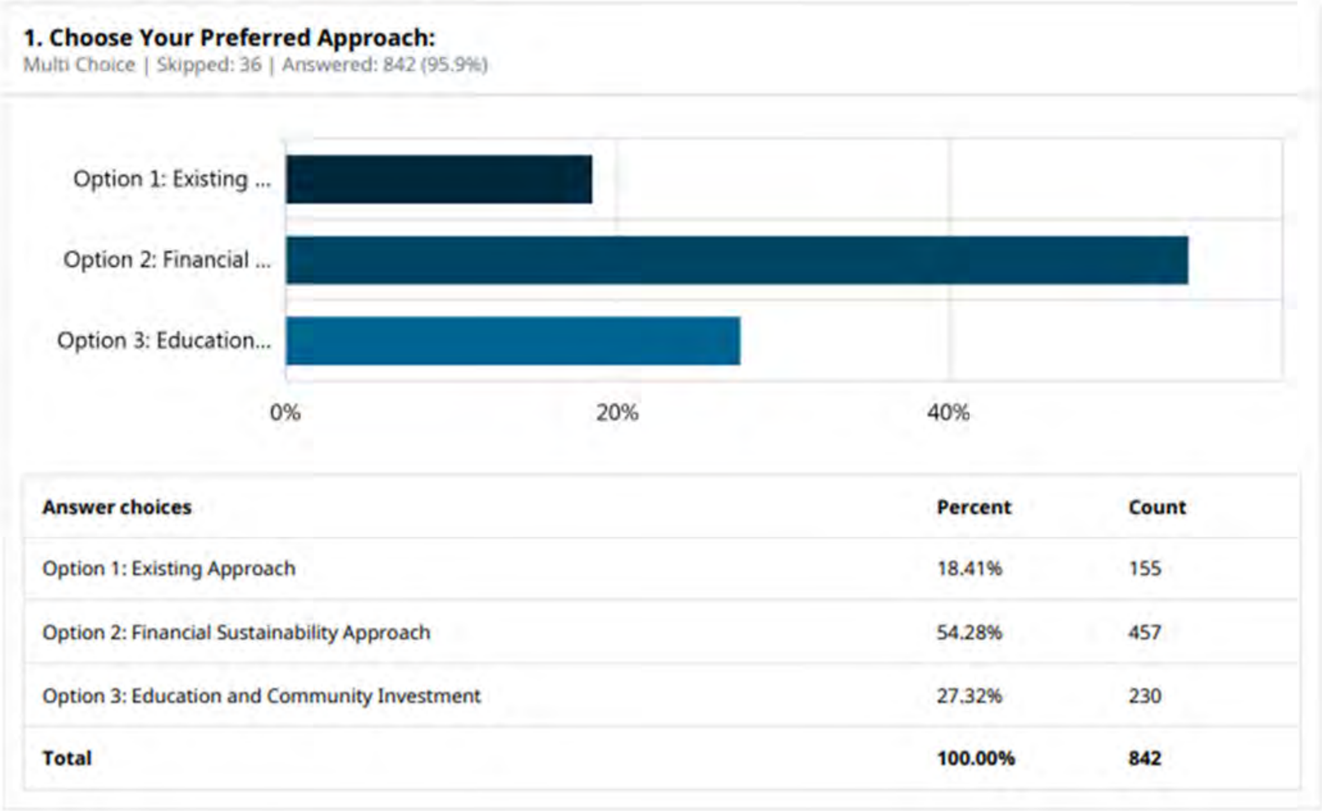
SURVEY #2

Summary
Short Answer Responses

MCPS PROPERTIES PLAN
MCPS SURVEY #2 RESULTS SUMMARY

MCPS PROPERTIES PLAN SURVEY RESULTS

Between mid-September and mid-October 2025, over 870 responses were recorded for the MCPS Properties Plan Survey #2. The survey aimed to gather public input on the preferred approach and options for 14 MCPS-owned properties. Note that AI was used to assist in summarizing the survey results.



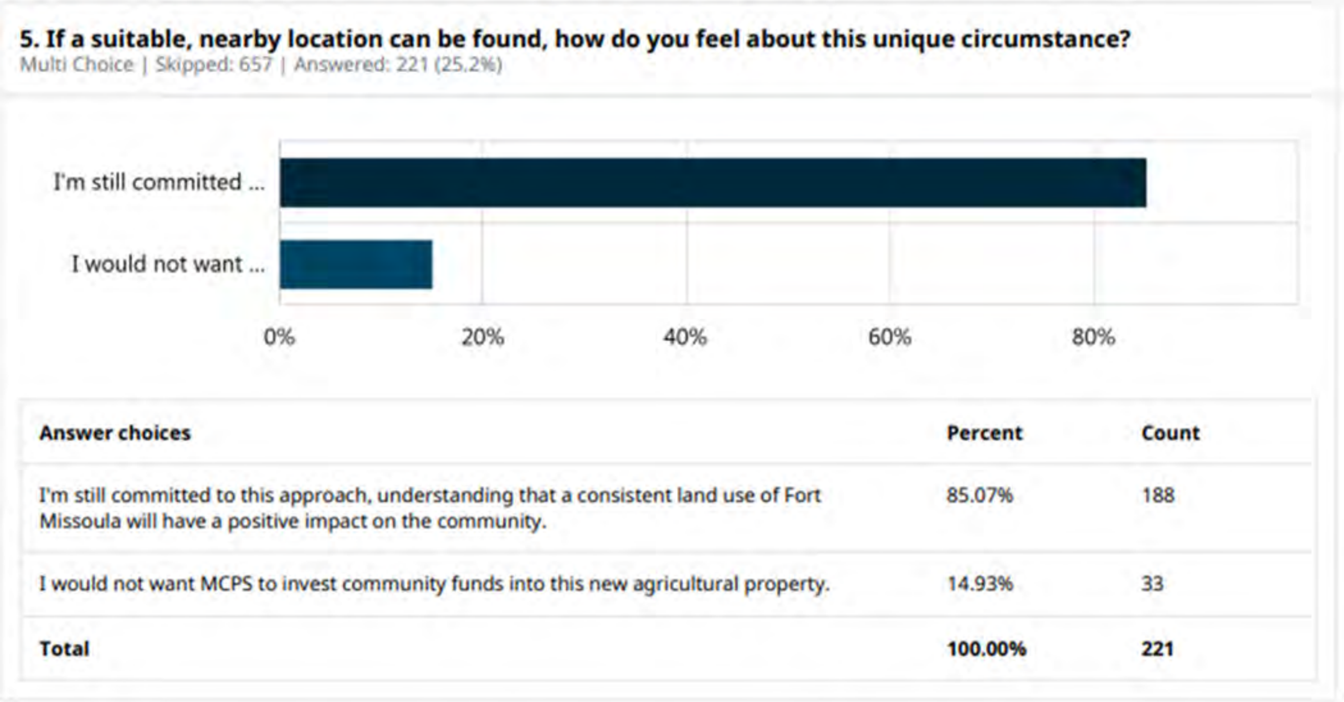
1. Choose Your Preferred Approach:

Multi Choice | Skipped: 36 | Answered: 842 (95.9%)

Answer choices	**Percent**	**Count**
Option 1: Existing Approach	18.41%	155
Option 2: Financial Sustainability Approach	54.28%	457
Option 3: Education and Community Investment	27.32%	230
Total	**100.00%**	**842**

If Option 3: Community and Education Investment was chosen, there was a follow up question.

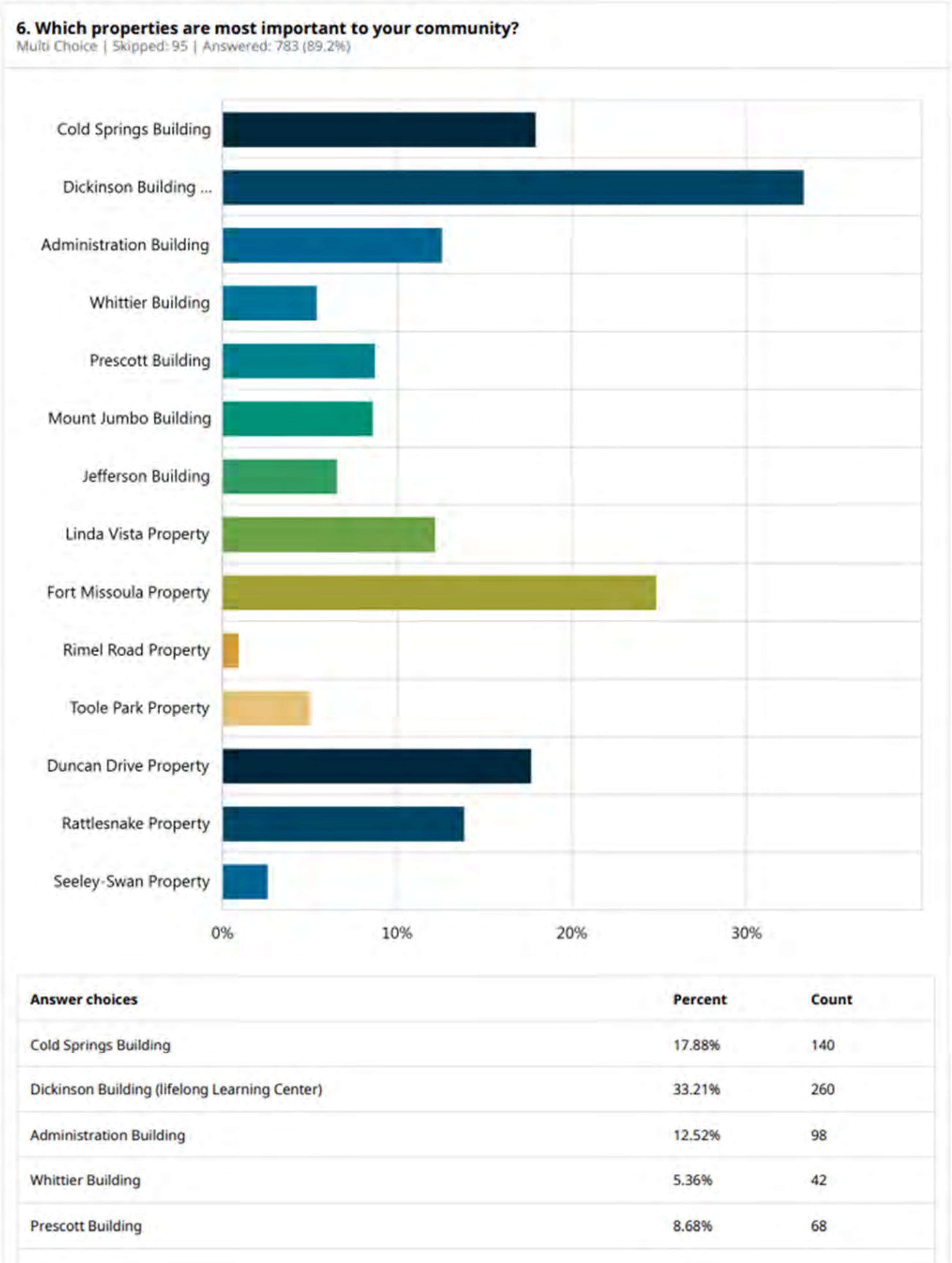
> In Option 3: Education and Community Investment Approach, the School Farm or MCPS Agriculture Center that resides on the Fort Missoula Property would look for a new location to upgrade amenities and develop a more consistent land use pattern for the Fort Missoula area. A suitable location would need to be in proximity to schools to make transportation feasible and to maintain student access to the outdoor classroom.



5. If a suitable, nearby location can be found, how do you feel about this unique circumstance?

Multi Choice | Skipped: 657 | Answered: 221 (25.2%)

Answer choices	Percent	Count
I'm still committed to this approach, understanding that a consistent land use of Fort Missoula will have a positive impact on the community.	85.07%	188
I would not want MCPS to invest community funds into this new agricultural property.	14.93%	33
Total	**100.00%**	**221**



6. Which properties are most important to your community?

Multi Choice | Skipped: 95 | Answered: 783 (89.2%)

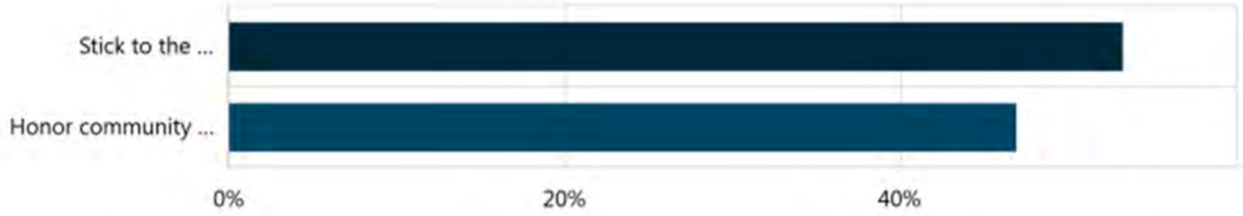
Cold Springs Building
Dickinson Building ...
Administration Building
Whittier Building
Prescott Building
Mount Jumbo Building
Jefferson Building
Linda Vista Property
Fort Missoula Property
Rimel Road Property
Toole Park Property
Duncan Drive Property
Rattlesnake Property
Seeley-Swan Property
0%
10%
20%
30%

Answer choices	Percent	Count
Cold Springs Building	17.88%	140
Dickinson Building (lifelong Learning Center)	33.21%	260
Administration Building	12.52%	98
Whittier Building	5.36%	42
Prescott Building	8.68%	68

Mount Jumbo Building	8.56%	67
Jefferson Building	6.51%	51
Linda Vista Property	12.13%	95
Fort Missoula Property	24.78%	194
Rimel Road Property	0.89%	7
Toole Park Property	4.98%	39
Duncan Drive Property	17.62%	138
Rattlesnake Property	13.79%	108
Seeley-Swan Property	2.55%	20

7. Sometimes community preferences might conflict with the financial needs of the approach. If that happens, what should MCPS prioritize?

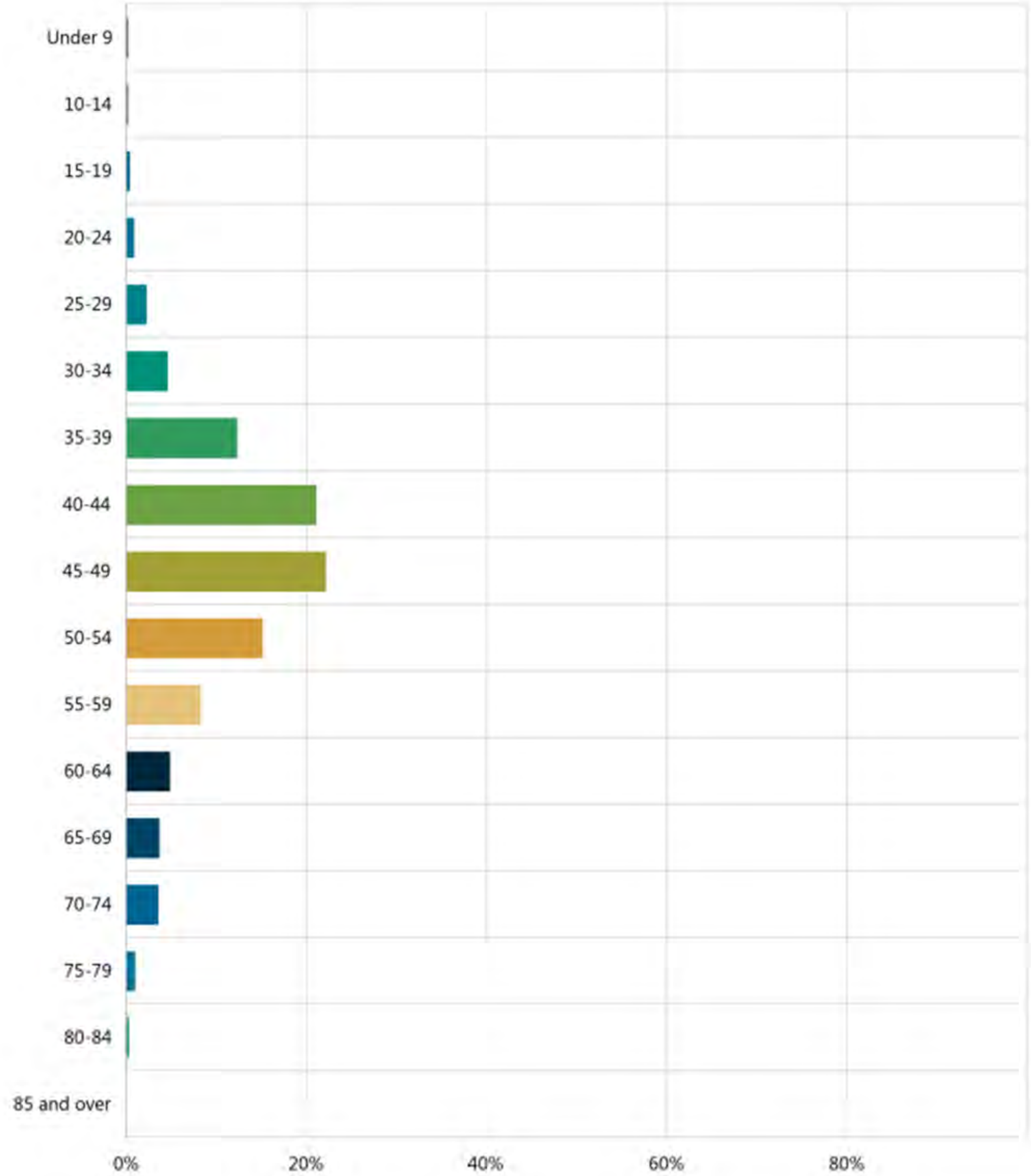
Multi Choice | Skipped: 41 | Answered: 837 (95.3%)



Answer choices	Percent	Count
Stick to the financial plan to ensure expected revenue for schools.	53.17%	445
Honor community preferences even if it means less revenue for schools.	46.83%	392
Total	**100.00%**	**837**

8. Age Group

Select Box | Skipped: 23 | Answered: 855 (97.4%)



The final question was asked for additional thoughts or details that would be beneficial to this project and the responses are summarized below.

Overall Themes Across All Responses

1. Community Priorities and Process

- Many respondents appreciated the opportunity to give feedback but found the survey confusing or too limited in choices.
- Several comments called for more transparency and community involvement in how property decisions are made.
- There's a strong sentiment that decisions should balance educational needs with broader community benefits like housing and recreation.

2. Educational Needs

- Many respondents emphasized keeping school district properties available for future educational use or community programs for youth.
- Concerns were raised about losing space for future student growth and long-term planning if properties are sold too quickly.

3. Housing

- Several people mentioned Missoula's housing shortage and saw school properties as opportunities to help address it.
- However, others opposed housing near certain neighborhoods, citing traffic, safety, or character concerns.

4. Financial Stewardship

- Respondents frequently urged the district to make financially responsible decisions — either by selling high-value properties or ensuring continued revenue through leases or partnerships.
- Some expressed opposition to increasing taxes or spending on new facilities without a clear plan.

5. Open Space and Community Use

- Several respondents valued maintaining some properties as parks, open space, or community centers.
- Many saw properties as vital to community recreation and identity.

6. Historic preservation

- Several commented on the historical significance of some of the buildings and identified the historic buildings as community resources and their desire to see the buildings preserved.

Property-Specific Highlights

Administration

- Historic building that should be preserved and restored
- Emphasis on the importance of the building to the Robotics team
- Site could be used for parking for Hellgate High School

Cold Springs

- Some nostalgic resistance to change
- Area lacks neighborhood commercial uses (coffee shop and community center)
- Support for maintaining building for non-profit organizations, particularly the dance studio that is used by many in the neighborhood
- Concerns over developing property as high-density housing that would affect the existing neighborhood
- Recognized that site has potential for redevelopment, but appreciate the community value the organizations bring to the neighborhood
- Value the property as a neighborhood park

Dickinson

- Emphasis on importance of adult learning to the community

Duncan Drive / PEAS Farm

- Strong desire to preserve the farm and open space character.
- Many saw it as a vital educational and community resource and opposed selling or redeveloping it.

Fort Missoula

- Many want this property to remain for community, historic, or educational purposes.
- Concern that finding a new property would cost taxpayers even more and would not be possible to replace because of the location.

Jefferson

- Some see potential for reopening or repurposing as an early childhood center or community hub.

Linda Vista

- Commonly seen as suitable for housing or sale, but with strong calls to maintain community access and consider neighborhood impacts.
- Noted habitat for wildlife and used by neighborhood as open space.

Mount Jumbo

- Viewed as valuable community land — some prefer it remain for education; others open to housing or other community uses.

Prescott

- Desire for neighborhood school and maintaining the open space and trail connection to Mount Jumbo
- Support for utilizing the property for housing

Rattlesnake

- Desire to keep property as open space

Rimel

- Some openness to development, but most preferred keeping it as open space or for future school needs.
- Concerns about growth in the area and infrastructure capacity.

Seeley-Swan

- Concern about losing buffer around school if property is sold
  Support for staff and/or community housing on the property

Toole Park

- Preference to retain for recreation or public use.
- Considered an essential community space; strong opposition to any sale or development.

Whittier

- Support for Head Start remaining in the space
- Support for selling the building to Head Start if it’s possible for Head Start to purchase the building

I found many of these questions to be confusing. For example, when you choose a general framework, option 1,2, or 3, you don't actually get to weigh in on the specifics per building, so some of those options made sense to me but some didn't. The same goes for the question about whether or not to honor community preferences—it depends on what those community preferences are and how they fit into broader and more pressing community needs. For example, some members of the lower Rattlesnake community prefer that Prescott school remain a school, whereas some see the higher value in housing. So how am I supposed to know which one of those is being referred to? (I am in support of Prescott school being sold for housing, particularly for high-density housing to help meet our housing crisis.) Anyway, I appreciate the opportunity to weigh in, but would like to see different types of surveys. Thanks!
It's probably entirely unrealistic, but my fantasy is that Missoula uses the Prescott building or land to create affordable housing for teachers and health care providers. People who are at the beginning of their careers, who can't afford a down payment in Missoula's difficult market, and who would be willing to live in dorm-style apartments. This would be an employment benefit that would attract workers to Missoula.
I am concerned about the Linda Vista property next to the Splash pad park. My husband and I have walked our dogs on that property for over 34 years. It is a wonderful open space for the area and many families walk through there. It is also a habitat for deer, birds, fox, and even spotted a bobcat there once! The wild horses have been walking through there too lately. The meadowlark birds love that area in the spring. When we hike through there it just provides a quick little touch with nature. I know that financially MCPS would gain in selling an area they no longer need, but I think you should be aware of the impact it will have on the Linda Vista area people and wildlife. Thank you!
Cold Springs is in the middle of suburban homes that do not have coffee shops or community centers.
This is a highly biased approach that doesn't allow for the community to addresses nuances in historic preservation vs. financial stewardship. Some of these historic buildings are community resources that deserve to be developed to best suit Missoula. Your approach with the red Xs, and warning survey respondents that perhaps they should rethink their option, doesn't allow for the thoughtful, building-by-building approach we deserve. I appreciate the open houses and other opportunities for public engagement, but please consider how we best preserve community treasures while acknowledging financial realities.
In Colorado Springs, CO a former school building was converted into an interesting mixed use property that honored some of the previous building use and reused the building for commercial property - the main restaurant is called the The Principal's Office. It would be cool to see a property the community felt passionate about transformed in this way. But, overall it would be good to see the district find an additional revenue source
Please keep the open space for recreational opportunity and agricultural education. The PEAS Farm is such a magical place, along with the open space surrounding it. The open space serves as a community gathering place and recreational/sports area for people around the city. What a great opportunity to leave this open space for PEAS Farm use, which provides so much to Missoula and its children. The kids are very excited when visiting the area to learn about the farm and taste the crops grown sustainably.   After the field trips, they run around like crazy all over the open field. The sports teams that currently practice on the Duncan Drive field would likely move over to Pineview Park, pushing out the myriad children's sports teams practicing there. I hope you will preserve the space - Missoula is losing so much of that. The magic and joy it provides is priceless. Thank you for allowing my feedback.
Rattlesnake Soccer fields open space should never be sold
The Missoula Agricultural Education Center's 80+ acres—including the 20-acre Fort Field—represent an irreplaceable educational resource that connects academic excellence with sustainability, workforce preparation, and community enrichment. This land is not idle or underutilized—it is alive with learning. It is where Missoula's students grow as scientists, leaders, and citizens. Protecting it ensures that Missoula remains at the forefront of agricultural and environmental education, sustaining both the land and the legacy for generations to come.
As a lower rattlesnake resident I am appreciative that the properties review process, has provided an opportunity for neighbors and the community to weigh in on future scenarios for Prescott School and grounds. In an ideal world I would like to see both the building and grounds kept in the public domain to maintain options for uses of the whole property for the long-term. As they say once it is gone it is gone. With that said I understand that MCPS has limited funding and is not interested in restoring the building to a state where it can

be leased for ongoing community benefit (education, after school programs, arts or suitable NGOs) and down the road maintain the option of use by MCPS directly. My preference is to keep building and grounds for long-term direct public benefit, especially with the proposed zoning changes to increase the density and population of this neighborhood. In that light retaining the full property is all the more important.Hopefully MCPS and the Board of Trustees are amenable to the idea of providing the community/neighbors the opportunity and sufficient time to explore what partnerships and funding sources can be forged that would allow the entire property to be kept in the public trust and ownership. Our neighborhood acknowledges that it may be very challenging during this very chaotic time to successfully find the funding necessary to renovate the building and restore use. But it is worth a try.If attempting to keep the building public resource, educational, arts or community center (+ more) does not appear feasible then the focus would be on a way to keep the full current green space/lawn in public ownership as a park and open space. As you have already heard from many residents: the grounds are especially important to this neighborhood and they has served as an unofficial neighborhood park and community sledding hill for most of the past century. This is a tradition worth keeping. People come from all over town to use the sledding hill. The school grounds are connected to the open space on Mt. Jumbo - this contiguous arrangement is unique and enhances the usability and features of the Prescott green space. It is important to mention that the Prescott School grounds is the last flat large open space in the lower Rattlesnake, suitable for a city park and ball field. Unfortunately in my opinion, the recently approved Open Space plan for the City did not include the foresight to consider Prescott as a future city park - laying the ground work for the event that MCPS would choose to sell all or part of the property. Instead, the open space plan assigns the Lower Rattlesnake flat ground park space in St. Gregory Park down by the interstate and Greenough park, neither of which provide the larger useable ball field and park space that Prescott does. Therefore, my hope is that MCPS and the Board of Trustees will provide the neighborhood and Missoula community the opportunity and sufficient time to bring together neighbors, the City of Missoula, land trusts, donors and others to find and implement a solution that keeps all current green space/lawn area in public ownership as a park. This includes the narrower green space on the hill directly behind the school building up to Taylor Street. The full length of the school yard along Taylor Street is used for sledding and other recreational activities and would be ideally retained as part of an official park. It is also important to keep the historic cottonwood trees in the SW corner and the very large ponderosa pine trees along the north fence /NE corner. These trees add to the natural values of the green space. Besides the remaining cottonwood are remnants of cottonwood trees planted around the full block around Prescott - as evidence from a 1940s aerial photo of the school.
There has not been sufficient time nor information forthcoming on costs of renovation during the properties plan sufficient to begin exploring partnership and funding options. If I understand correctly, MCPS indicated that the specific costs to bring each property (including Prescott) back to a usable condition using the existing footprint and room layout was to be provided to the public during the plan review process. This information would be very helpful for understanding the financial resources needed to restore building function and that would allow MCPS to lease the building again and keep options open for future uses down th road. The figures provided at the open house were general and vague and the presenting architect said it was not possible to provide more specific figures than a very vague figure of $9M. Detailed costs for existing building renovation and all its systems are needed to move forward in exploring other options. Retaining the open space is extremely important now and will become even more important as Missoula moves toward densifying this neighborhood. As we know open space is critical to maintaining community well being and there is no other flat ground option for a park in the lower rattlesnake. The City and County Community Health Plan (2024-2030) Goal 3 speaks directly to this issue by being forward thinking in the development of infrastructure (open space and parks here) and the impact it has on human health.There is rarely a time that someone isn't using the school yard. It is regularly used for a wide variety of activities including ball playing, kids running around, people running of hanging out with their dogs, people just sitting/being enjoying the beauty of the space and connection to nature, birthday parties, people gathering and sledding of course. In addition, the school building was used for many years for neighborhood council meetings, as an election polling location and other uses. It would be helpful for the Prescott building to return to providing this function.In closing, my opinion is that these buildings are a public resource, funded by the taxpayer, and that the highest choice forward is to find a way to restore the building, lease it and hold on to the full property for long-term public benefit as an educational facility.   Selling any portion of this valuable resource in my opinion is short-sighted and is only meeting a short-term need. I understand that MCPS envisions an endowed fund created from sale of vacant properties that would fund other schools into the future. But what happens when funding is even tighter and then the ‘endowment’ becomes liquid funds to meet immediate needs and disappears for good. Selling Prescott trades a long term invaluable

resource (a school since 1893!) to address immediate MCPS funding shortages. This neighborhood is slated for densification, and although the school building does not meet current MCPS standards for school size and more - down the road there might be a change of heart on how the building could serve a valuable function directly to MCPS. The emphasis is of the new ‘our missoula’ zoning plan and other city actions is to concentrate people in higher density, encourage walkability, discourage vehicle use in city center and instead encourage bike use and public transportation. It is entirely possible, and even likely that as more people are concentrated in this neighborhood in the years ahead - that this future community will greatly appreciate the foresight that MCPS and the Board of Trustees had in 2025 when they decided to hold onto the full property no matter what. Please consider that foresight as you move forward.And as a last aside, I request that the MCPS take action now on providing better protection of the building. Specifically, the broken windows in the back of the building that are haphazardly covered with boards in a way that still allows moisture inside the building. MCPS please consider installing adequate protective coverage (plywood?) of the full windows so that the building does not become even more degraded than it is while decisions are being made.Thank you for this opportunity to comment!
I strongly dislike the way this survey has been set up. I would prefer to comment on which of the three options I prefer for each property one at a time rather than all in a lump with each having good and bad (in my opinion) options. There are a few points I would like to make in regards to the school district and the city and the challenges ahead. First, there are fewer and fewer larger spaces that exist in this city for affordable community classes of all types, things that the Dickinson or the Cold Springs buildings offer. While I might agree that it is not the school district's responsibility to offer this type of space to the community, the for profit entities in the city which maintain larger spaces do not make theirs accessible/affordable to the general public. It is in all of our best interests to safeguard these spaces. There is a reason there are childcare centers in the Cold Springs building that cannot exist anywhere else. There is a reason the Dickinson building is so well utilized for classes of all kinds. I myself have taken many classes there. Second, I think it is extremely short sighted to sell properties, particularly when the properties will end up being developed either for dense infill or for high end unaffordable housing. Many of these spaces do not turn a profit, but are some of the last open spaces in their areas of the city. Could some of these open spaces be leased by the city, county, or by neighborhood associations to maintain their usefulness? I also think it is disingenuous to say that the PEAS farm property could be sold to Garden City Harvest, the city or the county so it could continue to be used as is. None of these entities could afford market rate for that property, and since the school district seems intent on generating peak revenue, I'm sure you would seek to sell it for market rate. When we sell all our open spaces, we will have sold the soul of this city. Again, I might agree that it is not the responsibility of the school district to provide farm land or open space for the residents of the city. However, mcps is currently the steward of these spaces and it is mcps' responsibility to think long term about the value of these spaces in broader terms, not just the dollar signs. Given my opinions, should I have selected the first option, to just keep operating things as they are? I think my response would have been ignored had I done that. I strongly urge you to sell only as a last resort and concentrate on leasing options. Third, we need to preserve the PEAS farm property for agriculture and community space at any cost. Much of Missoula's agricultural lands have already been built on. As much as I would like to preserve other agricultural space, it is in private hands. With the PEAS farm, we have a chance to at least save this one piece. I am sure residents near each of these properties feel the same way about their precious and shrinking resource. I don't live anywhere near the PEAS farm, but I fully recognize its value and its part in continuing this city's former identity as the 'garden city'.
Keeping the Cold Springs property as a single-family home community is vital for the benefit of this neighborhood. This community has given nothing but support for this elementary school and for MCPS as a whole. Avoid at all costs selling this property to become an apartment complex or to become a commercial space, as this would be absolutely devastating for this community around Cold Springs. The homeowners surrounding Cold Springs Elementary have been in full support of the school district and it is time for MCPS to give back to this community by supporting them in this project by keeping this a single-family home community. Please show that you care about this community and not just about the bottom line.
The Linda Vista property is an important open space to the neighborhood and contributes to the semi rural character of the area. Residents regularly use this specific space as an undeveloped park to recreate in and enjoy. Our family has walked there and enjoyed the area for decades. This less developed nature of this area with larger lots is why residents have chosen to own and live here and commute to town instead of living in a more densely developed area. Natural open space that is not mown green grass contributes to the openness and of character of the area. New developments surrounding the neighborhood have consumed many acres of similar space and are changing the open and semi rural feel of the neighborhood. This neighborhood does not

have sidewalks and increased traffic would increase congestion and decrease safety for residents. Please do not develop the Linda Vista property. The survey and proposal is flawed in that it unnecessarily lumps the 14 unrelated properties together into a single action plan and does not allow for differing positions on different parcels.

For the Cold Springs property, it is essential to keep this property as a single-family home community for the benefit of this neighborhood who has given so much support for the school and MCPS for the entire existence of Cold Springs Elementary. Selling this property to be an apartment complex or alternate commercial building would be detrimental for the neighborhood, both in value of the homes surrounding and for the safety and well-being of this neighborhood. The homeowners surrounding Cold Springs Elementary have been so dedicated to the school district and it is time for MCPS to give back to this community by supporting them in this project.

How can I get involved in information regarding Prescott school and Mount Jumbo? I would be very interested in joining the conversation on future use.

I think that it would be acceptable to rent/sell/lease the buildings that MCPS own, but I think the open space/property should be left alone for the community members and wildlife to enjoy, especially with all of the new homes going up in areas such as Miller Creek/Linda Vista.

Could some of the buildings be considered for shelters through the winter with Johnson street closing?

Thanks for tackling this tricky and complicated topic. I believe that MCPS has the right and need to seek revenue where it can, but in a sustainable way. It also is difficult to anticipate community and student needs well into the future, so maintaining many of these properties for the future is important.

Regarding the Duncan Drive Property, a few thoughts:
1) While the School District could temporaritly recieve a significant piece of revenue by selling this property to the highest bidder for housing (or even commericial!) development, doing so would, in the long run, represent a tragic loss for the entire community.
2) Duncan Field already exists as exactly the kind of asset much of the community has been asking for -- more recreational assets and open space. The affordable housing shortage urgently needs addressing, but selling off prime recreational and open space lands are not the way to do it. Rather, MCPS should consider turning Duncan Field over to Parks and Rec on a permanent basis.
3) The PEAS Farm, in its hands-on teaching of how we grow our food, literally represents the future of this planet. Whatever MCPS decides to do with the property, it would be serving the greater good of the community and far beyond by keeping the PEAS Farm intact as a crucial learning resource, as well as a provider of food for low-income people in the community.

Head Start is so important to our community. I hope with the sale to Head Start that this has already been discussed with Head Start and will not be something they cannot do. It's an important part of the Northside community.

I fully understand the need to generate revenue for our schools, but properties and land are assets that, once lost, will never be gained back. I would much rather see other methods to better fund our schools than to sell off precious real estate, some of which serve many of the people of Missoula as is and also serve as key gathering and recreation locations for the local communities.

I've been fortunate enough to live adjacent to the soccer pitch for over 25 years. I remember when it was an empty field following the Peas Farm. I support giving or selling this to the City, to be managed as a soccer pitch by Parks and Recreation. The Peas Farm itself is an invaluable community resource, and I believe selling this property for development purposes would be the wrong decision.

Like the typical survey, this one does not really gain much from the one filling out the survey. Options are limited, answers take you down preset pathways, and yet the data will be used by the powers that be to bolster whatever they want to do. A true fig leaf!!

The language in this survey is not neutral. It has implicit bias.

Please quite selling everything off for development, no property or land owned by MCPS should be sold for anything. Improve the properties and let future Missoula kids and families enjoy them.

For the Fort Missoula property, I feel it is a pretty ideal location for our three main highschools to have access to. Knowing where the potentially new location would be could sway my choice, depending on how accessible it would be to the three schools. Also knowing what the property would be used for. If it were to be replaced with another community building or buisness that is targeted towards the upperclass citizens, I would strongly disagree.
I do agree that many of these sites are very run down and would be to costly to continue maintaining. I also feel that our current schools are underfunded as is, so the funding should be seperate. With that said, we still need

places like Cold Springs, Dickenson, Jefferson, Mount Jumbo, Fort Missoula and Toole Park. These locations hold education and support for our community where it is needed now more than ever. We are loosing access to our basic needs with our current economy. I feel it is vital for the lower class, and whats left of the middle class, to have access to the affordable education and supports these places hold. I know we are in dire times, but our community needs affordable access to what these buildings and fields currently provide. I fear without them it would only hinder our economic climate and overall community integrity, even further.
Well done and thorough analysis.
The schools continue to ask for more mils. The district needs to do its part, so when we are asked for mor mils, we are more likely to vote for them!!
MCPS has a responsibility towards current and future students, and also has a huge community responsibility as a massive land owner in town. While many Rattlesnake plots, such as Duncan Drive and and Prescott, could be enveloped (by GCH or developers) in a way that minimally impacts the neighboring community, the soccer fields, the space they create is very unique. I hope we are able to work to keep them accessible fields for all.
This is a wonderful open space. Kids and families and dogs walk-through and have more privacy. We have an extreme out of control, dear population in our neighborhood and I believe this serves as a transition or a space for those animals who are lovely but destructive to our properties and destroy landscaping and defecate the mowing is not possible without pick upand carry ticks And disease. I realize this is not your problem, but this neighborhood has enjoyed the open space provided by the district property. It provides another buffer zone of privacy for children and a safety buffer for children and families enjoying the waterpark.
The resources that these properties represent belong to our children’s children. They were given to us to steward by the greatest generation our nation has ever known. To let them go now would not only be a failure of us all to honor our ancestors but a failure to ensure the future of our children’s educational rights. We have been able to hold these lands for generations and it would be an absolute failure of this community and our educational leaders should they leave public control.
As a neighbor of Cold Springs, I see how many people benefit from the current use of the building. Although we no longer have our neighborhood school, so many students benefit from the multiple uses of Cold Springs. It’s our only neighborhood park area and it seems to always be busy in the evenings with various sports practices for children in the community. We personally attend dance class there along with hundreds of MCPS students. We have friends who utilize the childcare advantage programs for their kids and other friends who work in the facilities. The old school house is where we sit as we wait for the bus to Chief Charlo every morning and we see how many thriving businesses are operating there every day. It seems very short sided to consider eliminating this property, especially as we know many people are eager to rent the remaining spaces in the building. It is serving a wonderful purpose to the community and the neighborhood. Although the current use of Cold Springs doesn’t look like what it did when my husband and his dad both attended school there, it is still serving many, many MCPS students and families in numerous capacities. I urge you to please see the value in the current use of this facility and the potential it has to continue to fill the needs of the district in unique ways. The MCPS kids in our neighborhood who already had their school closed down deserve to continue to use this space as a park and neighborhood gathering space.
If Option 3 depends on school levies that fail to pass, Option 2 is my next choice.
This survey is clearly meant to manipulate. It leads the participant through numerous forced or even false choices. It is honestly a little patronizing and embarrassing. What about history (Prescott was gere in the 1890s, right?) and continuity? what about the needs of the future students with Missoula’s expected population growth leading to 125k by 2045 Missoula (mayors office)? I lived on Phillips st in the late 1990s, and Lowell School was closed and the School board wanted to sell it for a one time boost in cash… we fought it and won and now Lowell is vibrant and thriving. Please stop giving away our kids future! We will never be able to find such a large piece of property as Prescott in the Rattlesnake… larger than Hellgate. Similar to Lowell Also… Prescott has had students recently… everything is likely in or nearly in code. I think we need a second opinion about the Prescott building Thanks.

The Linda Vista property had been determined “unusable” for MCPS use many years ago. Sell the property so the district can off-set the $158 million dollar bond, as was promised before the bond passed.
There isn’t enough information on the grids to explain why only those options lead to those results.
The open spaces I believe are essential.for keeping Missoula a desirable place to live. Selling off older defunct buildings of little historical importance should be the first step
Who designed this survey? Rather than soliciting solutions and information it leads participants through a series of leading and false choices that make one suspect that decisions have already been made. Given projections of demographic growth and changing zoning, I think it would be shortsighted to sell properties that might be used to serve future MCPS students where they live rather than bussing them significant distances. The lower rattlesnake will likely be zoned for high urban density in the near future. Having properties of significant size to develop for k-12 education is critical. I support keeping the Prescott School site for education.
As a resident whose property backs up to the green space I can say first hand that it is a heavily used open space that family’s and wildlife alike use on a daily bases. This is a beautiful space where people can walk their dogs, kids ride their bikes and animals can graze and seek refuge. Something like this should be cherished and protected. In a world where open space for kids to explore is shrinking we should encourage a space like this to remain open and free.It is also amazing that it opens up to Marilyn park which in of itself should be reason enough to not congest that area with potentially more houses. I personally would love to see it unchanged and I can speak on behalf of a lot of my neighbors that they would as well.Thank you for your time.
Lifelong Learning Center is SUCH an incredible resource for our community. I really hope the building is able to remain as-is!
I think MCPS should consider lease/sale of many of these properties on the market--- not just consider the city/county/and non-profits. I am unclear why the option of selling to the public is seen as a viable option that would generate income for MCPS.
Preserve space that also provides habitat, in some way, for flora and fauna. Preserve open space. This could mean do not sell or lease, OR it could mean sell or lease depending on the intentions of the buyer or lease. For example, all properties in the Rattlesnake provide some form of open space.
The Missoula Robotics club currently uses the Admin Building. I am involved with them as a volunteer mentor and parent to a student member. I would prefer they can continue using that space. However, I will be happy as long as they are provided a space to continue operating.
I feel that the farm program must be a priority. The land should be kept. The rest of the buildings/properties that are losing money or surplus should be liquidated.
Long term leases for the properties allow MCPS to keep the property, which may be beneficial to maintain for future projects or financial needs. Areas in the Miller Creek area seem to show the most growth, with would suggest a potential need for using Cold Springs as a new Elementary or Middle School option.
IF the Rattlesnake property (north of the HHS soccer fields) is sold for housing, the MOST IMPORTANT point is to maintain the trail (15-20ft wide) that connects the NE corner of the soccer fields to the park at the corner of Rattlesnake Dr and Rattlesnake Ct. This could be a requirement of the sale to a developer, a permanent easement, or MCPS retains that section. While selling to a developer for housing probably makes the most sense, once it's sold, there's no turning back, so if there is an option to acknowledge this is the best choice, but to defer the decision for a while (years?), I urge the trustees to wait. There's no rush; sit on it and think about it for a while.
I fully support option 2, with one exception. I don't think the Linda Vista property should be sold or traded to the city.
Repurposing and preserving structures that have long-stood in our community, preserves our history and strengthens community networks for future generations. As Missoula continues to grow, the opportunity to preserve what makes Missoula special must be prioritized. As developers create small town-sized track housing it is increasingly important to preserve the character of our town.
It seems to me that the Duncan, Toole, and Dickinson properties provide the most community impact in their current forms. I did not select Dickinson in my 2, as the lifelong learning classes could happen more easily at another location (old library building, or something closer to a bus hub) while the PEAS Farm and Toole park field by the river feel pretty irreplaceable.

I would appreciate MCPS leaving as much parkland and open space available to public use as possible, while also cutting expenses for the district. Selling/and or leasing the buildings, but maintaining the parks/farms/playgrounds whenever possible would be my preference.
I think that keep using the Dickinson Building as a Lifelong Learning Center is very important for the community.
Please don't get rid of the Lifelong learning center; just find it a new space if needed.
What would it look like for these properties to be sold to a community land trust (Front Step CLT or Trust Montana)? This way, the land is truly owned by the community in perpetuity.
Sell off and stop asking for levies
The Linds Vista wooded area is used more than the park. It's a little place of wild in a developed area that is good for the human soul as well as the neighborhood animals.
Keep Rattlesnake and Duncan properties to be used as sport/soccer fields. No other large, flat space for sport exists in rattlesnake area and other and less optimal open/park space areas will be utilized by rattlesnake youth for team sports which will cause damage and potential conflicts.
Do what's best for our kids!
Save the PEAS Farm! It provides so much for our schools and our community. It is a true community partnership and the Duncan property should be kept by MCPS to preserve the PEAS Farm and the many experiences it provides for all MCPS community members! Thank you for your time!
This park has been here ever since I was a kid. With all of the over developing of the Lind visa area happening, it is nice to have some remanence of nature around still. People walk their dogs, ride their bikes and use this trail as an access way to the public park below. It's some of the only habitat left around for deer and other animals and it would be an utter shame and embarrassment to the state of Montana if this natural land was taken and turned into some cheaply built yet overpriced houses, or overpriced apartments like the rest of Missoula has turned into. Montana is a state proud of her wildlife and nature. Kids play in this area, dogs go on walks, and the local wildlife has a place to rest. It should be left untouched and not used to make a quick buck.
Use the marijuana sales for education!
I feel that keeping the property that continues to support the AG program is essential for this program.
The options given on this online platform did not provide real room for citizens to express support for simultaneously preserving historic buildings such as the Whittier School and the Administration Building while supporting sound long-term financial management of school properties. It is important for leadership to know that citizens understand that it is not an "either/or" choice between historic preservation and good fiscal stewardship. There are plenty of examples of both being achieved together. I am concerned about the school board repeating what happened with the Willard School, which involved no transparency until, for all practical purposes, a decision to demolish a historic Missoula building (with good bones) was made. There are multiple ways for the school board to ensure that the people's interests in our historic buildings are safeguarded, with or without continuing MCPS ownership of the buildings, while MCPS simultaneously makes sound long-term financial decisions for our schools. I appreciate the openhouses that the board and WGM staged for citizens at the schools/properties, and I appreciate your making space for this comment on your platform. I would be happy to speak further with anyone about this. - Brian Upton, 514 Cleveland (406) 471-7405
It isn't right for private developers to continue getting deals for their commercial and high-end housing projects with all the land swaps Missoula agencies engage in. We should only sell if the working poor are the beneficiaries. Stop the parking and condo insanity-rules are "changed" every day for the powerful-so don't say that you "can't so some type of development." Just make the right project choices. You know what they are. The school population is decreasing-people aren't having kids because they don't feel supported by their communities. These properties need to benefit businesses and non-profits and housing that aren't about the highest dollar value, but promote human connection.
I only have knowledge of two buildings. The Dickenson Building may be an expense, but it is a vital educational asset to the community. The old Administration building seems like "dead weight" -- like downtown real estate that could be sold to put back into other resources.
Buildings like Cold Springs should be repurposed for senior housing. Its one level and close to services. Small affordable studio and one bedrooms.
As the city gets more and more crowded, open space, recreation, and ag use/education should be the priority

We need to keep properties in growth areas like East Missoula. We may need to move some programs to buildings that are easier to sustain, like Dickinson, or protect communities with strong needs like Whittier, which has been a Head Start program for the North Side.
Innovation for more resources through small communities groups.
I appreciate the information shared and want to highlight the needs of students, including Deaf, Hard of Hearing, and students with any disabilities.MCPS owns 14 unused buildings and properties — why not create a bilingual school supporting both spoken English and ASL? This school could offer teacher of the deaf, educational audiologist support, interpreter programs, ASL classes, tutoring, and programs for all students with disabilities. It could also provide University of Montana and district credits, online and in-person learning, and opportunities for teaching degree training.Bringing students together in one inclusive environment would improve academic growth, support staff training, and provide equitable opportunities for all students.
If too much land is sold off, we're kicking the can down the road to pay for future buildings at a cost exponentially higher for the district and taxpayers.
Save open field parks that are used for regular exercise and soccer games.
With so much residential growth happening north of the Clark Fork River (and particularly in the Westside and Northside neighborhoods, on the north end of Scott Street), I believe it is important for MCPS to establish a middle school (or a K-8 school(s)) located north of the Clark Fork River. Currently, all the middle schools are located south of the river and far away from the Northside/Westside neighborhoods.
Please keep the Rattlesnake Property as open space! It's constantly in use from the community in so many different aspects. So important for the neighborhood here to keep it that way.
It makes the most sense to me to sell/lease unused properties that are currently expenses to the district with little current or future "value" to MCPS because they would require an extensive remodel. Using the proceeds of those to improve actual MCPS facilities is compelling. One thing Missoula Schools need is a better "event" center with an auditorium for hosting school events like theater, band, choir, speech & debate, or events where a modern auditorium would suffice. This would also be helpful when hosting state competitions. If one of the properties could be used to create such a central resource for all MCPS schools - it would reduce the stress on individual schools with inadequate facilities. That could conceivably be rented out during non MCPS use for community events. The private owned facilities are cost prohibitive for use (MCT, Dennison, etc.) for most MCPS events. It would be cheaper to have 1 excellent facility, than trying to maintain separate ones at all the schools.
I really like the idea of collaboration and/or trade with City of Missoula and Missoula County programs. City of Missoula Parks and Recreation has growing after school and other programs, that need spaces to meet. Existing MCPS buildings make the most sense for many of these programs, especially when it's community wide, multi-school programs.
Please do not sell the Fort Missoula property. My daughter is really enjoying the education she is recieving from her Agricultural class through MCPS. She has wanted to work with animals since she was in kindergarten, she is now a freshman at Big Sky High School. She is enrolled in a MCPS class through BSHS in which her classroom is located at the Ag Center to learn about animals in a hands on environment. This is such an incredible opportunity for our community's youth. We have long understood the traditional classroom is not for every person and the Ag center/ outdoor classrooms provide an option for students enrolled in public schools. Taking this opportunity away from our students would be detrimental to their success as young adults and a growing diverse prosperous community. This property is our families only possibility for my daughter to learn how to raise farm animals as we rent and our rental agreement will not allow animals. The location of the Ag center is also amazing because it is within walking distance of our house and many other BSHS students living in the neighborhood making educational goals and lifelong dreams a possibility. Please keep the Ag Center and outdoor classroom at its current location.
How can we ensure the profits are reallocated to the students and teachers?
I think that PEAs farm is a great asset for educating students via field trips. I think it is a great use of Cold Springs school for allowing daycares, summer camps, etc. to utilize the building/property. I think that the properties that are just land (no buildings) are good to hold on to for future use as the city grows and more facilities are needed. The thought of selling in order to purchase different properties does not seem financially efficient as costs to purchase only seem to be increasing. I understand that property could be sold just to support other budgets but I would think that existing properties could be used for good as well.

I think any outdated buildings or property that are not generating revenue or operating on a break even basis should be disposed of/sold at fair market value so they could perhaps be re-developed. Most of these properties are in the urban core of the city with existing sewer and water and re-development would be beneficial. That being said, I do think this money should be invested and MCPS should try and "live" off / fund programs on the interest generated from the proceeds rather than just spending all the money from sale of properties now and not leaving money for future needs.
Would love to see options at LLLC for certified teachers in the district to have priority options to teach classes that could be for adults and also after school and summer programs for all ages. I think schools can build community with the families by providing options to their studnets and families beyond the school curriculum.
I don't like that we have to vote 'all or nothing'. I have different thoughts about different buildings and your survey should have allowed us to vote/comment separately for each property. Keep the Rattlesnake property. The Prescott property should also be kept (perhaps leased?) for future use. I realize the student population is decreasing at present, but as Missoula is being developed exponentially by the day, this will surely change in the future. It will be much more difficult to purchase property in the city in the future as every nook and cranny is being developed. I think it is wise to try and keep as many properties as possible but lease out these properties to at least break even. We will indeed need these properties in the future. Missoula is growing not shrinking.
In light of this current Administration, I would be surprised if Head Start would have the money to buy the Whittier building but if they do, I would support that. Headstart is a much-needed service for kids/families. I just don't want to see it get knocked down and the land filled with apartments. The cops are already down at that massive Villagio constantly! I have lived on the Northside for the last 55 years and hate to see the flavor of our neighborhood destroyed with the massive infilling and the crime that comes with low-income housing. We have had enough over here. Thank you.
The Administration Building is vital to the Missoula Robotics team, unless a building of equal work space can be found for the team. Thank you!!
Why are these the only options? Why cant you dontate land and buildings taht are just sucking up funds through taxes and utility bills and allow a developer to make affordable housing out of the donation. Or tear down one of the delapitated buildings and reuse the space for new schools if needed...
I would love to see approaches that provide education options for students within walking distance of their home whenever possible. For this reason I would love to additional community resources to made available to the school district so that Prescott school could be used to educate middle school aged students in the Rattlesnake and Mount Jumbo could be used to educate children in East Missoula.
From what I have heard, the Life Long learning center and the Rattlesnake property are the most important to our community.
The Rattlesnake property should remain open space. Communities need open space to play, walk and have gatherings.
With the growth of Missoula not including families for the most part, it is time to sell or lease properties for maximum profit as long as it's a sustainable model
The MCPS Farm is a viable program and one of the very few programs like it left. I think it is important to look at areas of city development where new, large housing projects are going and making sure we have buildings to open new schools to accommodate that growth. Franklin isn't equipped to handle to growth the new Johnson St. triangle will bring. Russell isn't equipped to handle to growth the new development behind Bob Ward's will bring. JRE isn't set to handle to growth the LDS temple will bring. I also think it is interesting that we are paying costs to sustain non-profits. I know some of those non-profits serve MCPS (like Friends of the Children) but is there one central location they can be so we are only having to fund one building? If a non-profit is not exclusive or primarily in service to MCPS, I do not feel we should be paying to sustain those at the cost of our students.
I think the entire Prescott property should be sold. That building needs to be leveled... it's uninhabitable and would cost WAY too much to ever be used. Keep PEAS farm and soccer fields intact!
This survey was difficult to complete. It seemed to assume I knew not only where all these properties are located, but what they're used for today. I do not know those details. A map of all the properties and a description of them and their uses would have been helpful. Also, a discussion/description of the timing and sequencing may have helped too.

I would love to see Peas farm continue to operate in the way it has. I'm unsure what property apart from rattlesnake school MCPS owns. I'd love to see Prescott school property used as a school
Funding our schools for the future is very important but also property is a valuable asset so a balanced approach is my choice
Those buildings which have architectural significance such as the admin building should be sold to parties prepared to preserve them in line with Historic Preservation’s recommendations.
We need to look at the long term benefits of selling properties that cost us money to maintain, and decide which properties are an asset and which are, or may soon become liabilities.
The deferred maintenance on buildings needs to be addressed, as our community is still paying for the last improvements. MCPS should take all necessary steps to ensure that its buildings are safe and healthy for students and staff.
I do not want to see the checked property being sold for housing developement. I would be ok with parks or something for kids activities.
I appreciate MCPS soliciting community input, and hope that the existing green spaces (like Rattlesnake property and playgrounds at existing facilities) will be maintained as OPEN space (undeveloped for residential/commercial use) for community events, education and recreation.
I am specifically reaching out about the neighborhood value of the Linda Vista property. This is vital open space for neighbors several miles around. It’s a place to hike our dogs, play with our kids and hike can be in nature ourselves.It’s also incredible habitat for many species that thrive in our neighborhoods. I would recommend school bonds and community investment over removing open space from neighborhoods that count on it for our health and mental health and the health of many species we coexist with. I think it is also important to recognize that the open space in the Linda Vista neighborhood is one of the pieces that draw many people to this neighborhood and it is directly related to our property value. There are many reasons in which developing this incredible hiking/nature lot would be detrimental to many families lives. I think many of us would be willing to be a part of community investment in order to protect these treasures in our neighborhood. Thank you.
The Hellgate soccer fields and surrounding land owned by MCPS have been very important to my family as open space. I hope they will remain as open space.
I'm really just doing this because my little sister (9yo) is really passionate about reopening mount jumbo school as we are residents of East Missoula. I would be doing her a disservice if I didn't at least express this opinion. Whether or not it's realistic I don't know. But East Missoula is growing, and at some point I'm wondering if it'll make sense to reopen doors. Thanks
I am a retired MCPS teacher. We built our house 42 years ago across from the Linda Vista property. My children, grandchildren and children of others living in the area have used it growing up. I and many others have used it to walk themselves and their dogs here. It is the only open space of its kind in Missoula and it needs no maintenance. Do what you want to with the other properties but leave this one as it is.
The school board should be making these decisions on the basis of the best interests of the students. Community members feelings are not relevant. I’ve got 3 kids in public schools and see first hand the failing buildings and underpaid teachers working with constricting budgets. MCPS should not be maintaining abandoned or unused buildings unless they think they will be needed for future for MCPS activities. The adult life long learning center might be the only exemption as it does benefit the community.
I live near Prescott School and have school age children. I would prefer that some green space be retained on the Prescott property, but beyond that, I strongly support MCPS administrators in using their best judgement to re-purpose the property in a manner that considers the need to have schools for an ever expanding population, but also considers smart financial decisions and the need for housing and other beneficial non-educational uses in the neighborhood. My intuition is that the property could be largely coverted to housing, but once again defer to the expertise and judgement of MCPS administrators.
This survey feels very biased and persuasive. I would recommend eliminating any biased language from this survey to get a better understanding of what your community wants.
This area has been used as a green area for the neighborhood. Selling to the city - they would sell to a developer who would then create more housing and would make it even more congested. People move to this area because of the green space and the lack of congestion.
The Fort property is crucial to the AG family in this area, which literally and figuratively feed every industry and members of this community. The property, as established, is not negotiable; there are too many lessons and skills learned and realized

every single day at this property, the are trade and life skills that will simply not be developed if the property is compromised.
Maintaining the Duncan Drive property as a community farm operated by Garden City Harvest is my top priority for any of the proposed changes/options. The property provides a wealth of educational opportunities that are unique within the MCPS area and current offerings, from youth programs and camps, to adult/continuing education. It is well used by members of the Garden City Harvest farm program and recreationalists, two endeavors which regularly bring diverse people together that engenders unique opportunities for informal, outside the classroom education about everything from horticulture to community housing and culture.
Leave the Linda Vista property unimproved for wildlife. Please do not sell it to wedge more houses into an area that is growing and only has ONE exit road (Miller Creek). I regularly attend classes at Dickinson/Lifelong Learning--it is a terrific Missoula resource. Don't endanger it.
For the soccer field on the Duncan Drive property, I support donating or selling this property to the city, to be managed as a soccer field by Parks and Rec. As to the Peas farm, the farm is a valuable community resource that benefits the entire Missoula Community. A preferred alternative would be for MCPS to sell or donate to a non-profit, so that it continues to operate as a farm. There is a desperate need for both school funding and housing in the community, and hopefully not at the expense of losing there two community assets.
Seek more volunteer participation for maintaining and improving properties
For the soccer pitch in the Duncan Drive Property, I support giving or selling this to the City, to be managed as a soccer pitch by Parks and Rec. As to the PEAS Farm itself, this decision should not be all about money: the PEAS Farm is an invaluable community resource that benefits the entire community in many ways. Selling it for housing would be a terrible decision. If there’s a way that MCPS can sell it to a non-profit like Garden City Harvest, so that it continues to be run the way it is, great, but please do not sell it for housing.
I built my house across from this open space 42 years ago. I have logged a lot of miles in this space with my family, dogs and now grandchildren. I think it is the only open space of its kind in Missoula. It is used by many of the people who live in the neighborhood and the Linda Vista area. I know money is a big factor in our society but it would be great to leave this area alone. It would be nice if you would listen to the people who want it left alone. If you do it would be a lot different than our city, county, state and federal government.
We need affordable housing. Perhaps Prescott school could fill that need
Please don't demo any historically significant buildings! Pursue development agreements and public incentives with interested parties who are committed to building rehabilitation and reuse for public benefit.
Not sure why option 1 and 2 both require MT Jumbo to only lease to non-profits? Could.lease to for profit businesses to help generate money for repairs.
The Mount Jumbo school is in much better condition than many of the other schools. It makes sense to keep this school as the East Missoula community is growing quickly and on the edge of a current boundary. There are numerous apartment buildings currently going in and 2 other large projects with plans set to build. It does not seem practical to keep busing children to rattlesnake when there could be a location in their own area. Being a local to this school my neighborhood is full of children either just starting school or getting to the age, this school would definitely get its use. The neighborhood already uses this park quite often for events and daily use. In the meantime while plans are being made, it makes sense to be leasing this space at fair market value and utilizing the entire space consistently to maximize profit for renovations. This could even be a great police satellite location to help cover this area in a more efficient manner. I also feel that it is best to sell all land properties since there are 7 current school locations that are not being used as a school. This would generate money to remodel the schools that could actually be used.
As you can tell from this survey and from the previous survey I filled out (not sure what was done with those responses), I am most concerned about maintaining properties as they are being done now AND, especially, maintaining the agricultural, recreational, open space use of the Rattlesnake Property. In the plan options section, MCPS has inaccurately described the Rattlesnake Property by saying that the plan options for that property only apply to the north portion of the property that is currently "unused." This is (likely intentionally) misleading, as the northern end of that property gets far more use as a Garden City Harvest farm than the southern end of the property's soccer fields. I live near this property and have been a CSA beneficiary of the Rattlesnake Property's PEAS Farm for nearly 20 years. The number of people who use the farm portion of the property to work at the farm, host troubled youth, host summer youth camps, attend events, and pick up locally grown food far outnumbers the few dozen 40+ year old who play pick-up soccer on the south end of the

property once a week for about two months in the summer, along with the occasional dog walker that traverses those fields. Nonetheless, I think the entire property is very valuable for MCPS to maintain as is. In the previous survey MCPS did on these properties I elaborated at length on the educational values of this property, from youth camps (which my daughter attended for years before becoming a volunteer counselor) to it being a community gathering place where adults also learn about food production and, well, community happenings. MCPS's mission is primarily education and the Rattlesnake Property serves that purpose in a unique and increasingly rare way, by providing an educational space for all learners of all ages outside of a traditional classroom. Failing to maintain that would be a significant loss to Missoula County. In addition to maintaining this property and its current use, MCPS should put the property in a conservation easement. Please do refer to my comments on all of this and other MCPS from the previous iteration of survey, assuming those weren't roundly ignored and deleted. Thank you for your consideration.
In favor of selling Duncan Field to the City of Missoula for continued use and management by Parks and Rec. Not in favor of selling the field or Peas Farm for housing development. Thank you.
I believe the district should tear down some properties and use the land for other items. Such as 6th street could be pay to park, or Prescott could be a big garden. The administration that sits at the top needs to think outside the box and find what’s right for the district.
We love the big green space and many dogs and kids play there. It would be important to us to keep that space for the sake of the community. I love the idea of a community gym!! If the building could be sold but the city could keep the park on Orchard Street, that would be a compromise for us.
Please be fiscally responsible and sell any unused buildings ASAP. Continuing to spend the amount of money we do maintaining vacant properties is an absolute waste. In my opinion it would be wise to reduce this kind of spending as much as possible and fast as possible. Thank you for your time.
Sell every one of these properties on the open market. You don’t need any of them. MCPS is bloated and an undue burden to the taxpayers. All education in Missoula needs to be privatized and all properties divested.
Don’t sell the Linda vista property. We need open space.
For the soccer pitch on the Duncan Drive Property, I support giving or selling this to the City, to be managed as a soccer pitch by Parks and Rec. As to the PEAS Farm itself, this decision should not be all about money: the PEAS Farm is an invaluable community resource that benefits the entire community in many ways. Selling it for housing would be a terrible decision. If there’s a way that MCPS can sell it to a non-profit like Garden City Harvest, so that it continues to be run the way it is, great, but please do not sell it for housing. Open space for people to use is an invaluable resource for community building.
I think MCPS should explore selling some or all of the income properties identified in Option 2. I recognize that this may generate community backlash, and I think if MCPS administrators believe this option is in the best interests of the school system, they should stay strong in the face of a vocal minority of neighbors who oppose selling these properties on a NIMBY basis. However, where MCPS could mitigate the impact to the community, they should explore this. For example, perhaps reserving a small portion of the Prescott property for a small park/sled hill, or reserving a public access easement to connect the Hellgate soccer fields to Rattlesnake Drive and the areas to the north for the Rattlesnake property. My one concern is that MCPS should not use the income generate from these asset sales to fill/plug structural budget shortfalls. Selling these properties should generate funds that can be set aside for future capital projects to enhance, expand or add to MCPS programs/schools. Otherwise, MCPS would likely burn through the cash generated by the sales in the near to intermediate term, with no capital fund available in the event a future need to purchase land or construct new buildings arises.
I object to the tone and structure of this survey. It is ridiculously biased - our only options are to essentially agree that MCPS must sell property, or be shamed into acknowledging that other options aren't financially reasonable. This is not a survey! I will send further thoughts to the email provided.
The Linda Vista Property and Dickinson Building are the is most important to us. The reason for our preferences are: Linda Vista - because there are very few open space undeveloped park areas within the city limits, and it is enjoyable to walk through this property on our way to the beautiful park to which it borders. Dickinson School Property - both my wife and I have attended classes in this facility; it is still a viable property and is conveniently located and offers much needed educational courses for the community.

I have used the park property at Linda Vista weekly, if not daily, for the past ten years. I used it before I had a child, and now my child enjoys the park as well. Many children can be seen riding their bikes through the bumpy trails, and walking with their families and friends. Having access to this park improves the feel of the neighborhood, which has already become much busier with many new construction projects. The Linda Vista park property is also one of the only open fields where the many, many, urban deer and the wild horses can hang out. Removing this open space will result in these animals having even less natural habitat available for their use. The character of the Linda Vista neighborhood will be forever changed, for the worse, without this park.

Fort Missoula is another property I frequent, and enjoy, and the current "break even" use as a farm for Big Sky students should not be forsaken. With the skyrocketing price of real estate, MCPS should hold onto real estate investments for as long as possible. Finding a new location for the program will undoubtedly cost the taxpayers even more. Thank you for taking the time to review my thoughts and concerns. Sarah Lockwood

I hope these plans are financially responsible and NOT causing more taxes for Missoulians.

I think the sports field at the Duncan Drive Property is a really important resource. I think this should be managed as an open space and sports field by the city or Parks and Rec. The PEAS Farm is also a valuable community resource and I oppose selling it for more housing development. Thank you for the opportunity to provide input.

Please ensure that as much land as possible goes to dense, affordable, and infill housing.

I am disappointed that you have not maintained buildings and now it is as if it just happened- as if decisions were not made to stop maintaining. And b/c of the lack of maintenance, it is now too expensive to repair. I also want to say that I have supported every single school bond or mill levy, whatever. I do not have children, and feel it is our job, as community members, to support public schools. But I also think the schools should be mindful of the fact that many of us support funding for public schools b/c we believe in it as a common good. These schools that we fund should think of us as their supporters and recognize we have a stake, and should also act in ways that are for the greater good. I think it is foolish to sell school properties to the highest bidder to build $1,000,000 condos- that is NOT what the community needs. If you are going to sell, it should be with input from the community (that helps to support the public school system), and it should continue to serve some sort of community purpose. I think your property assessments reveal some bias- for example, you say that Prescott is readily accessed by pedestrian, bike, car, and public transit- with a bus stop just two blocks away. Yet you assert that people will not want to travel here... People from all over Missoula come to the Rattlesnake neighborhood- they visit Greenough Park, they hike Mount Jumbo and Waterworks Hill, and head farther up to the Rattlesnake Recreation Area. You say the neighborhood is central enough to be high density zoning and is easily accessed (basically ON the bus line), but then you suggest that it is simultaneously too far for people to travel to for community center purposes. Those two things seem in conflict.

As the property owner adjacent to the proposed Linda Visa project it would be wonderful to maintain the open space and access to Marilyn park. So many families enjoy the space - even the wild horses! That said, if it is to be developed I would like to see the homes/ their lots to be similar to those existing in the area and would prefer not to see high density apartments etc. and the traffic which would accompany as I imagine the main entry point would be by my yard?Thank you for taking the neighborhood's thoughts into consideration, Patricia Lawrence

No proposals were made to utilize the existing schools buildings as school buildings in those districts, specifically to address the growth in population of students attending preschool-12.
Any proceeds from the sale of property (or exchange of property) should go into the school fund and benefit the entire school district and reducing tax liability for property owners.

With the amount of low income/at risk youth, I believe it would be beneficial to explore converting into small apartment areas for those students and families that are homeless. Many students are low income with no safe place to stay. Some sleep in a park, some in cars, or recreational vehicles. These factors affect every aspect of their lives and therefore can not concentrate on school work or are too tired to attend school or stay awake. These factors hurt our students more than anything.

Maintaining continuing adult education is critical for educating our community! From maintaining arts and culture, to supporting health and wellbeing, to helping people find meaning outside of the religious sense, and to developing and enhancing our workforce knowledge and skills through the plethora of courses available, the adult education courses provided by MCPS are invaluable. I understand the need for financial order, however, the support that MCPS provides to adults and non-profits is essential for the health of the community. K-12

support and education is the cornerstone of of MCPS, although learning ought not stop upon graduation. Therefore, the continued learning programs facilitates opportunities for people, including myself, to sharpen old skills or learn new ones, only serves to increase potential of this community; as we all learn and become more able, we can better serve our community. Please maintain the continued learning platforms. Regarding the question of choosing fiscal sense or community desire, MCPS has a responsibility to sustain in order to serve, therefore it must remain with a positive balance. However, community input is crucial as MCPS serves the community. I hope a solution is found to balance budget and meet community needs. Thank you for your service.
MCPS owns a great number of buildings and properties that are not being used and just cost the district money that could go toward investing in our students and currently used buildings. The Lifelong Learning Center is vital to the Missoula community and should be a priority for MCPS. As for the other buildings/properties, they should be used, sold or leased out to ease the burden of levy dollars for homeowners in Missoula.
Thank you
I noted the Duncan Drive property as important because the PEAS farm currently provides so much benefit to the community, including via partnerships with MCPS schools for student visits. It's critical that this property maintains its current use as a teaching farm! I would hope that all creative solutions might be sought to this end.
If the school district can sell and generate income to maintain existing facilities and/or purchase land for future expansion in our school district, then I feel the levies that are presented to the taxpayer in the future may not have to be so high and more amenable to passing. If you have assets and can generate income from the sale of these assets, why not sell and get the income and revenue from those assets.
I would like to see some of the usable buildings leased to businesses that support community engagement and involvement. Things like daycares, dance studios, art classes/studio space, restaurants/breweries, etc. I would not like to see MCPS' unique spaces sold--i.e. the old Admin building. These spaces could be redesigned in such a positive way, that I would hate to see them sold and demolished.
The amount of development happening in the Linda Vista area has been substantial. The impact on traffic congestions and Cher amount of overflow in schools would only worsen if someone would build more homes in Linda Vista Park property. Developing on these nature reserves in the middle of residential areas would have a negative impact on the wildlife that frequent the park and the families that look to it as a refuge. As Missoulian, we need to be careful about building in park areas and selling to out of state developers. Missoula is only getting more busy, and there are only a few places left in this city that are untouched.
I love having this park for my two daughters to run in. It's also gives somewhere for the wildlife to go other than my backyard. If it were gone and developed, I'd sell my house immediately
If the Linda Vista property is sold it will likely be developed into apartments. Apartments bring people with no ties to the community therefore they have no motivation to keep the community nice. Apartments also bring Crime it's a fact. And eventually they will be purchased by an investor and filled up with Section 8 housing. Not a good thing for people who have worked hard to afford live in the Linda Vista area.
I feel like more thought should be put into creative ways of generating income on some of these locations.
No apartments
I think they for most (not all) of these properties, it is incredibly short-sighted to sell. Once they're gone, that's forever and both land and building costs are as high as they've ever been, with the likelihood that they will continue to rise. Also, several of the properties listed are well-used and it is misleading to say that they are "vacant" Ron"underutilized" (ie Jefferson was only recently made vacant because the district terminated the specialized preschool and forced neighborhood schools to take on this programming). I am really not a fan of how this is being presented to the community. It again seems like a case where the district already has a plan and they are just going through the motions and pretense of asking for community input.
I want Studio M to be able to occupy Cold Springs until they are able to find a new location. They are an amazing asset to the community.
I don't think all 14 of these properties can be lumped together in one solution. Developing green spaces in neighborhoods like Linda Vista property is not the answer for school district revenue.
I believe selling for park use would be the best. I don't like the properties being sold for up and coming homes to be built. That just means more tax and more crowed areas.

I enjoy the open space behind Marilyn Park. I would enjoy seeing this made into open space as it is and has been a part of the neighborhood for years. This district has waited too long to do anything with the properties under your control. This plan should have been implemented years ago but you have always felt good about digging into the wallets of others.
The wooded area behind Marilyn Park is a refuge for both people and deer. It is used much more than the northern half of the park, which is nothing but stickers. Those of us that have lived here prior to the infill of houses value it more than the parks. It is further from the busy streets and quiet!
The amount of retro fit for Mount Jumbo is tokk on high a cost with additional money needed for maintenance of an old building. Better to sell the property and use the funds for other needs.
MCPS and their partners have been thinking about this more than I have. I trust MCPS to make good decisions for MCPS families and the broader Missoula community. The options I've chosen weren't super strong - I'm sure I could be persuaded otherwise. My main feeling is that I'd like MCPS to have a mandate to act decisively for our long term interests, even if that means there are winners and losers. (And even if I end up being one of the losers.)
Hellgate High School has continually drawn the short straw in comparison to Sentinel and Big Sky when it comes to facilities. Sure, we can't expand and are landlocked by homes and businesses, but we have the oldest building, no parking and no outdoor space for our students. Conversations about Toole Park have been on and off since I've worked at Hellgate (18 years) and nothing substantial has ever happened. Meanwhile, Stegner Field at Sentinel has been improved over the years and Big Sky has space as far as the eye can see. Makes me wonder if our district really cares about equity among schools? We've constantly let the city stand in our way at Toole Park. I sure wish someone from out department would break through for Hellgate! Toole Park could be just like Stegner, if the district chose to make it happen. We just need to make an appealing offer to the city and/or get UM involved to get some momentum. There are a group of current and former Hellgate students/graduates/teachers/retirees that would LOVE to help push this improvement forward! PLEASE, make it happen.
I would like to see the Linda Vista property left as open space, either as extension to Marilyn Park, gardens, or as an educational opportunity.
Please do not sell or develop the open space behind Marilyn Park (Linda Vista property). This area is one of Missoula's last natural refuges, home to diverse wildlife and one of Montana's few remaining wild horse populations. As development expands across the South Hills, this land provides critical habitat and a green corridor for migrations and a peaceful retreat for the community. Once developed, its ecological and cultural value will be lost forever. Please preserve this space as undeveloped open land for future generations.
The choices in front of the district are difficult, and the importance of maintaining and improving the utilization of the spaces that are owned by the district is critical to the future of Missoula. As a mentor for the robotics program, I am deeply familiar with the impact on the students' education and preparation for the future, as well as our ability to strengthen our community by developing the leaders of tomorrow. The bottom line for Missoula is that we must have a home for the robotics program, but I do understand that the current home has major cost issues. If the Administration Building can't be updated and maintained, then we are better off moving to a new location, even though that has its challenges. Looking at the long-term future for our program and the community, it would be ideal if we fit all STEM-focused and trade programs in one place. The Dickinson Building or the Jefferson Building are the two locations that will most likely fill this need.
Please listen to the community
My home backs up to the Linda vista property. Every day I see families and wildlife pass thru. We have spoken with multiple property owners around us that use this area almost daily and would be devastated at its loss. I have seen countless deer on this piece of land, owls, rabbits, and even the wild horses of Miller Creek use this area. If this property absolutely has to be sold, I would hope that the school district would try to find a way to keep it as open space for the community to use along with the local wildlife.
I am a teacher for a the district and also a homeowner. This is a really hard survey to take because I believe in funding for schools, but I also think it's silly to sell off the properties that are already breaking even. I IMPLORE you to please not touch the Linda Vista property. I understand that this is a growing neighborhood but this is also one of the only open spaces accessible to the public (and wildlife) that has remained wild. I would have

voted for the community education and outreach plan but I cannot support something that means taking open public lands away from the people and animals who recreate there.
The neighborhood home owners should play a big part in this decision. Selling the property to add more homes or worse apartments will only add to the congestion of a single exit out of this area.
It should be considered in the plan how this will impact the existing neighborhood ie traffic,noise, drainage,wildlife(which is already struggling).
My only concern with the Rattlesnake Property being sold is what happens to Hellgate soccer? Will they have a place to practice?
Thank you for the opportunity to provide our thoughts and review. This survey and associated information was very easy to navigate and understand. To further clarify my comment that if the district plan and community preferences differ regarding a specific property, I support additional community engagement to show more details about the why and the data, and also to better understand the community's attachment to the property. A third option may arise from these collaborative discussions where preferences differ.
We need to create a more sustainable approach to keep our schools healthy, and vacant buildings with no long-term value towards educational goals are a cost burden
Can the food farm at Ft. Missoula be expanded? Could the high school kids run this as a socially responsible business/learning program?
Thank you for the opportunity to take this survey. I understand the need for the school district to think about how to best ensure its financial sustainability. The properties are very different, thus, I'm a little concerned about how grouping them together could skew the survey results and confine respondents to a narrower way of thinking and responding. For the Linda Vista property, I walk through the park every day, and I see many neighbors doing the same. I think you will encounter strong resistance if this property is sold with the possilbility of "development." It is a cherished space, and we will work to keep it accessible and beautiful for everyone who desires to be in this space. We don't have many "undeveloped," public spaces in the neighborhood. It's a unique area that draws many people. Please don't do anything to jeopardize how we honor this space as a community and as neighbors. Thank you.
The cold springs school needs to be sold to a private entity so I can stop paying taxes on it. I am being taxed to death
Sell ALL the properties and use the money to improve the schools we have!
Survey design needs work - not a great way to get authentic or out-of-the-box ideas - #WGMgroupFail
A park at Prescott school in the lower Rattlesnake would be great. I like the idea of the district generating funds through sales/leases of properties not in use in order to fund more staffing.
Our schools don't have enough of anything that they need and teachers and students are struggling. If we don't do something to change this, mental health and well being in our community will continue to suffer.
Is Jefferson being considered as a potential site for preschool programming with a full day schedule for kids? Since it was re-plumbed and has existing playground equipment appropriate for that age group it may be beneficial to consider
The Whittier building, which has housed Head Start for many years, is a wonderful feature and gathering place for the Northside neighborhood. If Head Start continues to need and want to utilize the space, I think the district should allow them to do so. They have been a great neighborhood partner over the years.
Please sell or lease underutilized properties and use the revenue to improve MCPS.
Maximize income from these properties. MCPS sits on a ton of underutilized properties that could be sold or leased out. If you could show the community that you can manage assets to fund schools, you'd be closer to getting my support when bonds are actually required.
Option 2 should say sell OR lease - then give the option to vote for a lease. In the Lease, you spell out all the types of issues that can arise that they will be responsible for. You can also make a lease “build to suit”, or whatever protections need to go in there to protect MCPS as much as possible from having to cover unexpected expenses. Leasing land and not buildings where possible resolves a lot of the unknown. Setting aside escrows for each property also keeps MCPS from dipping into funds from leases earmarked for other projects. No land with buildings on it should be sitting there serving nobody. Get properties offering no service rezoned, which takes several years - and get going on finding the most profitable purpose possible for them to

help fund projects on existing schools and to keep the Fort Msla land available for FFA.

Do not ask for more bonds. There are 23 school bonds on my taxes. My taxes have increased by more than 400% in the past few years. My elderly mother cannot afford her mortgage anymore due to the increase in taxes. People are being displaced from their homes due to the lack of foresight, lack of creativity, and inability of the people making financial decisions for MCPS to find SUSTAINABLE SOLUTIONS. The fact that MCPS owns all sorts of properties and only rents to nonprofits or lets them sit vacant while asking for more and more bonds over the past several years is nauseating. Your properties need to pull in a lot of money. Please review the nonprofit organizations in various buildings and assess the number of vacant rooms and number of hours the rooms are actually in use. Some nonprofits could potentially share buildings and cut down on wasted space and lost dollars. And/OR the gymnasiums could be used after hours for different purposes - and be available to rent out. Nonprofits could be allowed to hold their own fundraisers in gymnasiums after hours for FREE in exchange for a percentage of the profits. There are lots of ways MCPS could get creative and exciting- and get the community involved in helping MCPS find ways to become sustainable instead of a drain and financial burden becoming too great to keep up with. Please lease spaces out!

Maintaining the balance of man and nature, where we can both co-exist and have what we need without jeopardizing each other and our water supply. New development and housing means we stress the land, dry the waters up, mess with the animals surviving. We're already stretched so thin, wells are running dry and we could all burn up. I understand this is an extreme, but 1+1=2 more and we need to be wise in planning this. Solar. Wind. Expand our growth to not only those of farming, but of the green movement. Besides wind and solar, recycling. Not only eliminating extra stresses we have control to alleviate, but keeping Montana Wild. Set the standard.

This is a very interesting and thought provoking survey. Appreciate the opportunity to learn and weigh in.

This is unrelated (my apologies but not sure where else to share this concern): The new district website is TERRIBLE. I can't find information I need, and information that is found on the website is often incorrect and outdated. I used to be able to print sports team schedules, monthly lunch menu, etc. Now I can only see a calendar version and need to click through every week to find events, some of which are incorrect. Bring back the downloadable/printable spreadsheets for sports schedules. Starting the school year was very frustrating this year, as I couldn't look up the usual helpful information to plan ahead or even know when my own kid or friends' kids were playing sports and where.

Many of the properties are prime land needed for housing projects. These properties if sold on the open market could generate significant funds that could be used to improve other holding. Several of the older buildings may suitable for commerical development or housing projects.

The Missoula Rural Fire District and Missoula Sheriff's Office have approached the school district about the South Avenue project. This is a very suitable location to place a public safety venture of a combine facility. MRFD has already established studies that is proximity is best suited location for a fire station to provide service to the Target Range Community and the district as a whole. The same could be said for MCSO operations. Both agencies have very depleted facilities at their current locations. Training facilities for both could be built on this location and possibly some subsidized housing for first responders. For all that first responders have done for the school district over the years this only makes sense to come to the table with fair price for this property so that a valuable resource can be provided to this community for the foreseeable future.

Figure out a budget and stick to it. Tell the local government it's not our responsibility to fund their screw ups

With the expansion of the population in East Missoula, I believe it is prudent that Mount Jumbo is reopened up to relieve the population burden on other schools.

The Cold Springs building is serving many community organizations currently and should continue to be a factor in future considerations. As a resident of this area I would like to see it stay as a community asset. The historic portion of the school property should at the very least be preserved.

It very well may be a needed site for a school in the future if Jeannette Rankin neighborhood continues to have increased growth. The land at Cold Springs is large enough to a new build school if needed. Traffic flow on Orchard Lane should be considered if needed.

The northside has always loved and protected the Headstart building. It is a challenge for them because they have to work with both the school district and the city when things need to happen. They’ve showed they are

committed to that building and the neighborhood. I think it is only fair to allow them to have a chance to own the building.
Please keep the Whittier school as is. It's such an asset for the neighborhood as a park and gathering space. We also love that it houses head start, a great program and neighbor.
Any property not making money should be sold to someone who can afford it. MCPS should also have business-minded people running their assets.
Go after the medical marijuana tax that go into the state general fund. There are millions upon millions made in the industry and the money is there. Partnering with local businesses as well for raising funds by donations. There are more options out there. I definitely vote no sale of any properties.
Figure out a plan for cold springs where studio M and the cancer center can stay. There are a lot of kids that attend JRE and Meadowhill and attend Studio M as their dance school. They commit a lot of time to dance and it’s good for them to not have to commute very far.
We need to focus on community space.
Word got out that the rattlesnake property is being sold for housing development. This is a loss of potential support for Hellgate sports, clubs and recreation.
Sell it all. If you’re not using these properties they need to be sold on the open market. The tax burden for MCPS on the community is astronomical and unjustified.
These school buildings are a public trust and should be retained in public hands for future needs, not sold off for short-term financial gain.
I will not vote yes to raise property taxes in the foreseeable future.
The kids learn so much at the ag ed center, taking away some of that will impact them and School House Meats which the kids also use as a learning opportunity
Suggest exercise reason, free of passion and emotion.
I don't think you should sell the PEAS Farm property if it means risking the program for GCH. I think a robotics space is important, but it doesn't necessarily need to be at the old Admin Building. Once the properties are gone, they're gone. A million dollars is just pennies of our existing budget and really only serves as a bandaid for the real issue that the MT state legislature does not adequately fund public schools.
Grateful for this incredibly thoughtful approach to doing well by our schools while also paying attention to community needs, like, in my estimation, affordable housing. What if an unneeded MCPS property could be used to create a conduit from the Meadowlark Housing Center (family shelter) to affordable transitional and/or permanent housing? And what if there were a way to make that a win/win? Also, I serve as pastor of First Presbyterian Church. We currently use the parking area at the old Admin building as overflow for worship service parking. Love the idea, if that building is to be leased or sold, that it do double service to the schools (cash) and to something important for Missoula's good.
We should not be using money from the general fund to maintain old buildings that are not in use. Funds should be used to support student success.
Can you rent out the old admin building as well? What other places could be available for rent? We need to generate as much revenue as humanely possible due to declining enrollment.
Re: Prescott School: The park/playground area and access to Mt Jumbo trail, especially sledding area, are essential community gathering area for the eastern lower rattlesnake neighborhood, and there should be an effort to preserve this (and/or improve this). However, the housing crisis needs to be addressed and using the existing building or building footprint for middle class housing seems like the socially responsible thing to do
I feel approach 2 or 3 are the most appropriate. I support either approach and appreciate how MCPS is involving the community (mainly parents, city legislatures) as much as possible.
How are you involving higher education institutions in these decisions? With the Stars Act, high schools will start to be compensated for college credits earned while in high school (starting 2028 I believe). Maybe we start thinking about a joint campus for this type of collaboration and workforce training?
WGM failed to adequately assess the Cold Spring property for it's potential future value for the fast growing Miller Creek area and South 39th St. neighborhood. Nearly every Miller Creek area family passes by the site each day. This location will be needed as the Miller Creek area continues to grow and Jeannette Rankin School continues at capacity. WGM also failed to factor the historical value of the one room school house at Cold Springs, which has repeatedly been listed among our city's most endangered historic properties. Concerns about the ingress and egress for dropping students off is exaggerated and a non-issue. The Cold Spring property had direct frontage on both Briggs and Orchard and an entrance on Cardinal a new approach could be

used to accommodate any increase in traffic that may exist beyond what existed there for the decades the school was in operation. Finally, the current childcare collaborative utilizing the space is a benefit to our community and should continue there for the foreseeable future. I recommend selling the various vacant properties and maintain the existing school building properties with community values for non-profits, adult ed, and head start that could someday accomodate new school buildings as our community grows.
I live on Briar Street with Prescott out my front door. I participated in the recent tour and talked at length with participants representing varying views. I particularly appreciated hearing the thoughtful perspectives of Meg Rogosienski who lives on the Northside, where there has been significant recent infill. It made me think about some of the positives that could come from using the school space for new housing. I am not opposed to increased infill, so long as it has community value (i.e. not just new expensive houses for the wealthy) and careful consideration has been given to parking, noise, traffic, etc. I would LOVE to have a school use the site. When I moved to Missoula 25 years ago, I lived a block and a half away from Prescott and it was because I got to see small packs of free-range children walking home from school that I realized I needed to figure out how to become gainfully employed in Missoula rather than returning to Seattle where I had earned my PhD. (I ended up staying and helping to build an educational software company that is now incorporated in Montana and provides good jobs for Missoulians.) That said, I differ from some of my neighbors on the value of the school building itself. While it has some historic significance, it is in terrible condition and had it been financially worth restoring as a school, I imagine that the International School would have done so rather than building on 3rd street. While I miss hearing the once-a-month elementary school band practices held at Prescott when I first moved in across the street - with Twinkle Twinkle Little Star played by tubas echoing against Mount Jumbo - I get that the Prescott location isn't where a school is needed. I would strongly support a different use of the space that meshes with the values of the MCPS and Missoula community. I would absolutely help fundraise for something like building affordable housing for teachers and/or other civil servants, or to upgrade the space to the standards required for non-profit organization use. My primary concern is the temptation to sell the Prescott property to developers for expensive condos that are not what is needed in Missoula and do not fit the Lower Rattlesnake neighborhood feel. I am a taxpayer who has always supported school bond levees, regardless of being child-less myself, because I care about the Missoula community as a whole. I understand that our schools need money and am on board with finding win-win solutions that find a balance between generating capital for schools, helping Missoula be a better place to live FOR ALL (not just the wealthy) and not adversely impacting neighborhoods. If MCPS simply chooses to use the Prescott property to produce capital, they will lose both my trust and my future votes.Whatever ends up being decided, I will note that it is already very challenging safely turning left onto Van Buren from Briar Street every weekday morning and evening both due to sightline and traffic volume. I was first on the scene a couple of years ago when a high-schooler on a bicycle was hit by a car at that intersection. I also echo the concerns of others about the land surrounding to the school building. The playground/field area is regularly used by the lower Rattlesnake neighborhood and the sledding hill is used by Missoulians from all over town. I personally use the trailhead up to Mount Jumbo several days a week when it is not closed to protect the elk herd. Finding a solution that maintains open access to those areas is very important to me (for myself and the community.)
Love the idea of getting revenue for schools from sale of property. Also love that it will benefit other businesses, non profits, or community needs by doing this.
I chose this approach because of the Fort Missoula property choices as described in the other change category. There is no comparable property for the school farm to purchase if the Fort property is sold. It might be possible to find comparable acreage in terms of size, but there is not a comparable property within access of the main property and Big Sky like the Fort property has. I listed the Rimel Rd property as my second priority because I think activities at some other properties could be moved (Lifelong Learning Center), I don't know how you would replace the field space for Hellgate as they are pretty landlocked with development.
It is really hard to decide between options 2 and 3 based on tht information provided. They both seem to generate income, option 2 apparently more so, but no explanation of how much more. Depending on how much more income option 2 would net compared to option 3 may change my mind. I also don't know enough about the specific properties listed to know what makes the most long term financial sense for MCPS
The Toole Park Property is needed for outdoor space for Hellgate Highschool Football and PE. To my knowledge there is no other outdoor space for these programs. If the Jefferson, Mount Jumbo and Dickenson Buildings need to held they should a mixture of for profit and non-profit to reduce the expense.

A blend of option two and three. We need to procure land when available in expanding neighborhoods. I don't envision or support any plan that includes Hellgate High School remaining where it is beyond 2035. Nostalgia is not reason to invest in an aging building next to three marijuana dispensaries with little parking to support students or extracurricular events. Where will Hellgate High school be in 2035 and what steps need to be in place to make that a reality?
Some buildings I would prefer option 2 or 1. Overall, option 3 was best for my priorities. Is there a way to be specific to each building in the future, or one plan that fits for every property?
Change is hard and planning for the future isn't easy. The underutilized properties that are just going to require more and more maintenance need to be addressed by MCPS. Owning both Mt. Jumbo and Prescott doesn't make sense, especially when both parcels are highly developable for more housing. I'd suggest selling Prescott and keeping Jumbo for E. Missoula growth. The Admin building on 6th should go (cool apartments or condos could be converted). Jefferson is great but looks like it's on the underperforming side. Good luck!
Prescott School has been neglected for so long it is clear that it must come down before long. I hope that a) MCPS can sell or lease the property to increase financial well being; b) that future development in its place will be moderately spaced (unlike Lincoln School subdivision); and that the green space, sledding hill and Mount Jumbo trailhead will be kept intact and improved for the well being of the neighborhood and community.
I do not like that the survey groups everything together. For instance, the Linda Vista property is used by the community as a park. Selling it to be used for housing destroys the community that has relied on that space to mentally escape daily pain. I understand that some buildings may need to be sold, but there are others that could be leased to non-profits like some proposals say, but open space should stay as open space because Missoula is losing the space through constant building. MCPS can show they are a community partner by not allowing further development of open space used by the community.
Rather than sitting on valuable property and paying maintenance expenses, let's sell them to create revenue while simultaneously increasing the availability of land that can be use to increase housing.
I live near Cold Springs. I love the fact that the community can use the space as well as non-profits and other community-based organizations. I would like to see the district keep this particular property and continue to offers its use to organizations that need it. I also would like the district to consider keeping said property for potential future use as a k-2 school. This could alleviate enrollment issues at Jeannette Rankin (and other buildings) if the population in that area continues to increase. Adding a k-2 option for the community could alleviate enrollment pressures at some of our more populous schools.
Selling the Duncan Drive and Rattlesnake properties would make an enormously negative impact on the community and the open spaces that bring such richness and beauty to our Missoula Community.
I appreciate the careful planning going into this process. It's important to me and my community to maintain the Duncan Drive property as a public land dedicated to food & community uses. This is an irreplaceable property that's very important to many intersecting communities in our valley. Thank you.
I have little faith in MCPS making smart choices about selling/purchasing properties as deemed necessary and aimed at future stability. Past choices and facilities management was horribly shortsighted and at times felt purposefully obtuse in order to create a situation where residents would have no choice other than approve new levies. And it is telling that the only listed/recommended/sought uses of district properties are nonprofits. Market value uses are more desirable when possible an the myopic focus on nonprofits ties into my first point above about MCPS not being trusted to be good stewards of finances or properties.
Sounds like a lend grab for private businesses. The properties the district owns appreciate approx. 5%? They go up in value, why the need to fire sale now?
There should be some flexibility in Opt. 1 , 2 and 3. Choosing Option 3 for some properties and Option 1 for others makes more sense than a blanket approach. It makes better financial sense to keep the existing school farm (OPtion 1 or 2) and sell of the Linda Vista Property (Option 3). It makes sense to choose option 3 for the seeley lake property and choose option 1 for the Dickinson property (missoula needs and values the life long learning center).
I seems like we are going to need more school options in the Rattlesnake (consider a new middle school) and a primary school in East Missoula. I like the idea of using Seeley-Swan property for community housing, maybe prioritizing teachers in the area.
I feel that the use of the Administrative Building can be put up for a long-term lease that would allow local businesses to use the building and not sit empty. This much-loved historical building can be used and make

MCPS additional funds. As for the Dickinson Building, with all 3 options, it is an expense for MCPS, but the Lifelong Learning Center provides great opportunities for Missoula residents.
MCPS should be RENTING or Leasing space to gain more money since our state does not think that education needs more money. If I had unlimited money and could change / push redistricting. I would build upon the Life Long Learning center and make apartments above it, maybe 7-9 stories tall. Affordable housing for our community as well as money going directly to MCPS. We could do this with any of our properties. Land is a finite resource, especially in missoula, I do not think MCPS should get rid of ANY of them and try and lease, update, and build upon the already current properties.
I was unable to do the tour for the old Administration building but I do have thoughts for use of that property. The building should be tore down and a parking structure should be buillt. Hellgate HS does not have student parking and now the city is limiting our community parking further. A level needs to be designed for staff and student parking, then additional levels could be paid parking for the neighborhood and would generate revenue. Additionally, a housing/parking complex could be built to provide housing for MCPS staff and parking, also generating revenue.
I would prefer to see a sale of the 6th St. Admin Building versus a lease. This opens doors to a number of projects that couldn't happen with a lease - cabaret licenses, etc.
Is fair market rent being charged to groups leasing the buildings? At one point Head Start was leasing Whittier for $100/year. If fair market isn't being charged...why? Buildings that are falling into disrepair need to be let go. Prescott is a perfect example. That building was falling apart before it was closed, and it has gotten even worse.
The Cold Springs building is most important to me to maintain the same structure because it is where my child goes to daycare. I love the location of the building as I am MCPS staff and work at multiple close buildings. I love the security of the building for all the littles inside. And I especially am concerned with the many families that utilize this space for daycare that could potentially be displaced. Safe and reliable daycare is an extremely difficult find in this town and the wait lists are very long. I worry about myself and others that would be scrambling to find new spaces for their children.
The community highly values the use of the properties, from playgrounds, parks to the services they get from the leases. Many neighborhoods have an aging population that supports MCPS levies regardless of having a child or grandchild attending public schools. Their choice to support public education through levies is based on how these properties have been managed to maintain the character of the neighborhoods. Once that incentive is gone, MCPS will have a harder time to obtain financial support through levies.
Sell the 6th street admin building to someone who wants to remodel, cleanse of pigeons/asbestos, and use in concert with neighborhood culture. Someone who will not tear it down.
Jefferson & Emma Dickinson are properties that can continue to be used by MCPS. The Ag Center is an absolute need for the district. It would be tragic to lose that piece of property either by sale or rent.
We would love a location for the growing First Lego League teams to practice.
We need affordable housing and selling for profit seems greedy.
Keep the Linda Vista property. That area is growing rapidly.
Housing is a big deal in Seeley very expensive and not allot of rentals available. I have lived in Seely Lake all of my life and Back in the day they had housing right here on the property for the teachers and staff. I think if that was an option again, we would be able to fill positions easier. I also think the money from renting to the staff would be beneficial to the school I also think if the land was sold we wouldn't be able to protect our children from who ever moves into the area. We need the space we have for the staff and the children. I also believe if there is property that needs major repairs and or not being used we should sell and upgrade the buildings that are being used and are in need of upgrading. Thank you for letting me have a say.
Option 3 with an eye for the financial stability makes the most sense to me- sell or lease some of the properties that require the most work and don't have a current use, then keep in mind options for community partnerships as aligns with MCPS.
The administration building on 6th Street houses several programs which include robotics from the high schools, robotics from the middle schools, is rented out for Missoula youth football, is used for warehouse and extra storage space, grounds and a maintenance teams also work out of there.
I think Child Start should own this building a relieve MCPS of all responsibility of this building.
Lifelong learning center is one of the best things that has happened in my life. The skills, friends, and community I have obtained from the classes offered there has made me feel connected to Missoula and has

rooted me in my decision to move here. It is a truly wonderful program and one of the best places I’ve had the honor of partaking in.
To be blunt, forcing a choice between just three different approaches covering all of these properties is stupid. Each property has different possible uses and different management requirements. For one property, option 1 might be the clear best choice, while for another there's strong evidence that option 3 would be best. It's clear that a lot of effort went into gathering and presenting this data (in a very user-friendly, readable format), and to throw all of the nuance contained therein out the window is a mistake. I realize that asking everyone to evaluate each property individually might gather fewer responses, but it would be a much better approach than asking the community to commit to just one of the three options for all of the properties. I chose option 1 (existing approach) simply because I think it's foolish to make blanket changes just for the sake of change, and it's better to continue doing what we're doing until such time as correctly focused decisions can be made for each property.
Considering the budget cuts, fiscal responsibility should be the highest priority.
Pressure from city and university is leading to increasing pressure on Hellgate high student and volunteer parking - I couldn’t list three properties but tools park is importsnt Hellgate high is land poor compared to the other high schools long term mcps will need to focus on that issue as well
I think we need to stop putting our budget money into old buildings that are not directly benefiting our staff or students. It causes more work for our district and the profit isn’t there.
This survey is written to guide the public to vote in one direction. Seems ethically questionable.
Consider Seeley-Swan High in as high regard as the three other school's. Our children deserve the same quality education.
Selling the Seeley-Swan High School property could put the safety of our students at risk because it would take away the buffer of land around that side of the school.
I chose this option assuming that investing in Dickinson would still allow for use by the Lifelong Learning Center and also that selling the Duncan property would only be done in a way that maintains the PEAS farm. I wouldn’t support a plan that would prevent these two important functions from continuing.
Sell now while demand is high
It is urgent that we unload properties/land that we see no future need for and invest those profits in upgrading the buildings currently in use!
If buildings are to be closed the programs that are currently in those builds need to have a place to go in another build that MCPS owns. Many of the buildings need to close but is there space in existing building for all the current programs?
The Fort Missoula Property is critically important for locally-focused research about livestock and crops. The learning at this property is uniquely valuable to our community, as it continues the legacy of working with and managing our land and local resources. Students access this knowledge with hands-on experiences like those provided at the Fort Missoula property, something they can’t do in a standard classroom.
MCPS robotics teams need the admin building for STEM!
I can see there are tough decisions to be made, but I strongly feel the Education and Community Investment plan is the way to go--at least based on what was outlined in this survey. The hardest question was definitely the one on forge ahead with financial plan vs. honor community preferences and less money for schools. As long as the "financial plan" is well founded and takes into consideration areas where MCPS and the community can collaborate to meet education-related community needs (which it seems to do), then I think it is important not to get side-tracked from the solid financial plan. "Community preferences" may be the result of a small but vocal groups that wish to keep the status quo (for various reasons, such as resistance to change, historic preservation, fear of future uses, etc.), and catering to these needs rather then the financial best interest of MCPS can go down a slippery slope. I do not believe it is the role of MCPS to make peace/come to consensus on all of its transactions, when the best interest of educating MCPS students is at stake. Some pills of change are hard to swallow, but that is not MCPS's burden to bear.
It was unclear how each option was determined and if any variants were considered. For example, Emma Dickinson has copious unused parking and fields. The excess land could be redeveloped as housing AND the school could be renovated as a premier adult learning center. Similarly, the "sell to Head Start" options in the context of the overall strategies do not list any room for some sort of partnership and thus come off as a little money-grubby. In all instances, disposing of property provides short term gain though that asset is gone for good. Even though I am generally in favor of a strategy that benefits MCPS financially, those gains should be

realized with a collaborative community vision in mind. And oh yeah, make the admin bldg a McMenniman's style brewery/hotel yesterday!
Sell them all. My property taxes are out of control. When I run short of money i can't ask taxpayers for a levy etc. The school districts are bloated. Sell all of the properties. Use the money for budget "shortfalls" you claim you have.
Putting money back into our current efforts and supporting staff and programs is priority. (NOT renting building space for offices or upgrading vacant buildings / land)
I think relocating the farm is a dumb idea all around. It is a perfect location, adjacent to MSLA college, and an easy route from all three high schools. I do think it needs to be taken care of and maintained by the school district and not just teachers. If a property is vacant, not being leased, with no plans for expansion or improvements, sell it. However please don’t turn around and use those funds to create another position in administration. Invest back into the current facilities and programs. Our kids miss out on so many opportunities bc our money is squandered on unnecessary administrative salaries and trips.
The lifelong learning center and the PEAS farm are so important for our community and I think those are the most important to preserve.
You could provide another building to further TEACH academy or provide another charter school option. Cold Springs works wonderful as a dance studio space, we utilize this every dance season and love its location to us.
Thank you for inviting comments! I fully support the Board making decisions for our collective good. Knowing that the wealthiest folks will have time and energy to advocate for their positions, I hope you will consider that many folks who don't respond would likely not be benefitted by holding onto properties that are costing money such as the Prescott Building.
buildings should be used to benefit the students in Missoula
Buildings that are currently being used for learning on a consistent basis should not be sold. We should start by selling off areas that are not being utilized for learning currently.
The last question is really hard. I support my answer of sticking to plan BUT the Community exception I worry about is Head Start. I don’t know that they can afford to buy the building. I would hope we could work with them to make it achievable.
The child care emphasis at Cold Springs is a source of pride for our whole community. Expand this use!
I am in favor of investing in our educational systems, properties, resources, and especially personnel that equip younger generations to flourish and contribute back to our communities. I expect that everyone involved will be humble and seek fair compensation for their contribution so that the most available financial resources can be applied for the greatest community benefit.
A fiscally responsibile plan is the best option. As enrollment is decreasing, we need to "right-size" our holdings in order to best serve the community.
I appreciate all of the hard work the district does to stay financially responsible. Tax payer input is key to working to put our students first.
If Prescott school is sold, it would be really great if community park space remained somehow.
I care deeply about many these properties. I was born and raised in Missoula and physically attended schools in this plan and I recreate on properties I live next to now. Yet I know it is difficult to get community support to divest of properties even when they are financial liabilities. So I am willing to say it is ok to divest even when it is painful and hurts. However I believe the financial gains MUST be long term in nature - not used in the short term for funding gaps. Essentially use revenue from property for long term capital investments and outcomes.
Cold Springs has some businesses that relay on the location to keep afloat. Firt Missoula, the farm is important for students
Let “empty” buildings go and sell. Keep empty land that doesn’t cost anything right now that could be useful later on. Lifelong learning center is a popular place for adults and we should keep it.
Having income for projects that does not fall on tax payers is definitely a bonus..Using these buildings to help the communities is a bonus. Could be turned into income based housing. Affordable housing. Affordable day care centers. Activity Center..a roller scatting rink which we haven't had for many years...
I don’t think the way the questions were worded was entirely helpful. I think strategic leasing or sales of certain properties, particularly those with existing developments like buildings, is reasonable. I am strongly opposed to selling off properties that are currently home to open space and parks/farms/gardens etc. Those open spaces are becoming increasingly rare and are extremely valuable to the character of our community. Once they are

sold and ultimately developed, we cannot get that open space back. I’m open to leasing or selling admin buildings and schools that are no longer being used in favor of buying more suitable property. I am not okay selling off bare land or park/garden spaces.
I am curious why selecting option three resulted in questions that seem to want to discourage this option? Was this the same for the other approaches?
I’m curious if this survey is just for show as it seems to have been with the Spring Break change.
I would strongly support creating more housing in our community. I live in the Lower Rattlesnake neighborhood, just a few blocks from the old Prescott building, and I believe it presents a unique opportunity. Transforming the building into multi-family housing - ideally as dense as possible - while preserving the sledding hill and part of the playground would not only make excellent use of the space, but also strengthen the fabric of our neighborhood. Restoring or keeping the building simply isn’t financially viable, and meanwhile, enrollment at Rattlesnake Elementary continues to decline. Teachers at the school, including those with young children, are unable to afford living here, and young families are increasingly priced out. If we want to maintain a vibrant, thriving community - with kids biking around the neighborhood, schools full of students, and educators living close to where they teach - we need to make room for them. Creating housing here is not just practical, it’s essential to keeping our neighborhood strong and welcoming for generations to come.
The school district is running at a loss and continues to ask the community for more money in levies. Sell all buildings and start being more fiscally responsible with the money you receive from families in the community instead of continually asking for more and more money.
I think we need to sell off the old buildings to businesses that will love and care for them. They are a large drain on our educational resources because of the costly upkeep and maintenance. These buildings, Whittier, Prescott, Mount Jumbo, and 6th street as well as any other buildings that are not needed or used for direct office or classroom space. I believe we should keep the "land" prpoerties in areas for the growth of Missoula. The Linda Vista Property could be sold as it is not in a great "school space" and we already have Jeannette Rankin.
Didn't like last question about following through with plans in the face if community concerns. It's not either or, the option to revise plans in the event if community concerns should always be on the table but that doesn't mean community concerns necessarily take precedence.
For Cold Springs, there must be restrictions placed on the sale of the property to ensure the neighborhood maintains it current status. NO HUGE MULTISTORY APARTMENT COMPLEX. NO HOMELESS WARMING SHELTER.
The fort property is essential for the learning environment for students at the ag center. This property should not be sold.
Students in Robotics need a facility to create robots etc this program is not beneficial to only one school but our entire district since all highschool is included in the Robotics team. We need a facility that will help encourage STEM type of activities
Above all else, Missoula should preserve open space... it is the one thing that we can not get back. I'd rather see buildings age, administrative offices have to make due with less, but we should prioritize open space as our city is only going to grow and that space will become all the more important for future generations.ONE TIP: We should really look at the maintenance the city is doing on open space... Here in the Rattlesnake, Duncan field is mowed WAY TOO OFTEN when it absolutely does not warrant it.
Selling the buildings will create shortcome revenue which will be amazing, for a few years and then that money will go away. We learned from Covid temporary money is not something we can manage in Missoula not just mcps but in general. Let’s come up with plans that keep the properties under mcps or use those properties to purchase new equivalent facilities in better locations, vs sell and burn the cash
Sell all non school buildings and pay for deferred maintenance on current school buildings. Stop treating taxpayers as your personal bank account.
PAY OUR TEACHERS MORE
Not interested in a tax increase for any of the options.
We live a few blocks behind Cold Springs Elementary. We pride ourselves in maintaining a neighborhood with a rural feel that is low congestion. Higher density housing, especially multiplex housing, would greatly increase

neighborhood traffic, reduce our shared open space, negatively impact our views, and ultimately reduce our property values. Cold Springs currently serves the community by providing leasable space for a variety of education-based programs.
I am unsure that this process will provide a result that is beneficial to the community. This questionnaire provided no opportunity for feedback on specific properties after touring them. My recommendation is to scrape this process, see what might be learned from it. Perhaps prioritize those properties that have a clear vision/recommendation and cycle back to further discussion on other properties. I get a sense that the purpose of this process was to show a public process for a pre-determined outcome. I don't have a lot of faith that this process is in the best interest of the community.
The Lifelong Learning Center is one of the reasons I love living in Missoula. Education throughout adulthood is key to a rich life.
I am very concern that the properties will be sold to developers who will maximize their profits by building high density housing. Cold Springs is currently used by the community for different purposes which include sports, gatherings, and services. Cold Springs is essential to our neighborhood.
Having lived on Taylor St since 1983, I literally overlook Prescott School (my house looks down on the school yard). I have a son who attended Mt Jumbo, Prescott, Rattlesnake, Hellgate & U of M & he now teaches at Washington Middle School. I can't say enough how much schools - esp Prescott - mean to me. I realize change happens but please remember, once this property is gone, it's forever. The schoolyard alone is priceless. It is used extensively by, not just the lower Rattlesnake, but other 'hoods. It is the only "usable" space in our area. Greenough, McGregor Pk don't have any large flat areas to play ball, learn to ride bikes, practice LaCrosse, sled, run dogs, etc etc. Selling this space to developers would be an incredible loss to so many. This space adds to the quality of life for many. The school itself could be used for educational or community activities. Improvements could be made with the sale of other properties. Missoula is growing &, in time, you may well need use of this school again. The other issue to increased population in the Rattlesnake is safety - traffic is already over the top. There are only two ways out of here & much of the time, the railroad blocks Greenough Dr., one of two exits. If we have a fire or a train derails spilling chemicals, we will be hard pressed to reach safety. . There are many things to consider when it comes to the use of this particular property. Your careful consideration is important & appreciated. Thank you. Laura Fox
Since I only went to three properties, Whittier School, Administration Building and Emma Dickenson School building, I can only comment on what I gathered from those visits. --Whittier: Head Start is in the building and from what I heard they are paying for upgrades to the building while leasing from MCPS. I think this is a good combination of use, and Head Start seems happy with the arrangement. However, I feel if any major work needs done, e.g., new roof, heating system, MCPS should help out financially. I feel Head Start is a good tenant of Whittier. --Administration Building: This is a beautiful historic building that needs to be renovated and used. The first floor is pathetic with it's mid-century modern updates that were needed at the time. The second floor retains most of its originality and is beautiful. It would be such a shame to tear down this building. I believe it needs to be preserved and restored to its original beauty as much as it can. Therefore, the best thing for this unused building (except for the use by the fantastic high school robotics club in the addition) is to sell it and hopefully to someone who can invest the money to bring it up to code. Someone mentioned a boutique hotel, and I fell in love with that idea. And also retail/food/entertainment venues for the public to enjoy the space would be great. But I don't want to see it torn down. I know it requires a huge investment, in time and financial, that is why I thinkg MCPS should sell the property. --Dickenson: I'm being a bit selfish here, as I have taken probably over 100 classes at the Lifelong Learning Center throughout the years since it opened to the public. I think adult education is important. If MCPS needs more money from it, possibly leasing or selling the land around might be a good idea. The parking lot is huge--maybe not that many spaces?
I do acknowledge the hard work and good intentions behind this MCPS Properties Plan process. However, it feels and reads overall like a "Notice-of-Action". It is packaged and thinly disguised nonetheless as a 'survey'. Despite the curated sharp as a tack quantitative charts, graphs, and layout, It is so burdened with Errors-of-Omissions, structural constraints, and a vacuum of imagination that it is hard to know where to start. Next time, please just state the Approach that will be implemented as per a Notice-of-Action taken, and be done with it. Apologize or equivocate a little if you feel you need to. But please don't abuse the (glistening, sanitized, aspirationally top-heavy socialpinpoint) "Survey" mechanism with such blatently steered 2-choice labelling and dead end, cul de sac navigation to guide us "home" as though we don't know the destination.

In this survey, when a respondent wants to be released from survey hell to proceed and press the NEXT button? Whoops - first we need to navigate this beautifully adorned Venus Flytrap. We're guided, albeit Missoula "come on folks!" friendly style, to make the only pinball-descending-into-the-only-funnel choice offered.

One example: Your steered Good-Guy picks this: "...stick to the financial plan" vs. where your Bad-Guy, who picks this: "..even if it means less revenue for schools". Which generic Missoula citizen wants "less revenue" for schools? or any vaguely fear cloaked departure from "expected revenue" ...that almost certainly results in yet another Bond, sooner than later.

And under Options-- who in an America that worships "Always More" wants to merely "Break Even"? Particularly when an "Income" path is offered alongside? And when we are asked to provide a "little bit about ourselves?", what's the point, when only an age, zip code, and email is desired? No sincere context information about what actual humans think or care about is required --excepting this "Additional Thoughts" text box, offered at the end here, when the respondent has already been wrung out dry, via a vacuous menu of possibilities.

As a consolation prize, last ditch choice among the 3 Options offered for Prescott (and I suppose, for Rattlesnake and some others) --where Option 1 is clearly a red herring, and Option 2 is the one that will be implemented-- I prefer Option 3, to let Homeword try to salvage the shell of this (Prescott School) building infrastructure (eg build out apartments within it). And, hopefully reconsider to leave as much of our neighborhood's "over-parked" flat green patch pocket-park intact as possible, instead of converted all of it to a parking lot.

Essential for Head Start to permanently acquire building to assure access/availability of pre-school enrollment to income limited families in neighborhood with appropriate demographic.

The PEAS farm and Duncan soccer fields have become important parts of both the Rattlesnake neighborhood and the broader Missoula community fabric that should be maintained as they are.

The generational impact of the Lifelong Learning Center in our community is massive and critical. That program should be recognized for the educational contriubutions and have more support from MCPS.

Trying to keep the historically valuable or easily utilizable properties. Sell the ones that are just office buildings and dime a dozen.

Lifelong learning center provides important adult education services that include adult ESL, GED, career development, wellness and community engagement of particular value to adults and elders. These are many of the taxpayers who support public schools whether their children attend school; have graduated, or may be childless.

I feel that MCPS should keep Prescott's school shell intact and have Homeward build living units for lower income needs of the community. Keep the sledding hill and park as is.

If the current rent is too little to cover costs, raise the rent. Once the property is sold, it's lost forever.

I am too scared to select anything besides Option 1, as it is too broad. I don't want either property in the Rattlesnake to be sold to housing developers to greedily fit as many people as they can into a space.

I think it would be so wonderful to turn the Prescott Building into an events space for theater, proms, summer and school programs, that could be rented out to generate revenue. Or into a smaller charter school.

It would be my hope to maintain as much green space as possible for all of these MCPS properties.

I have 2 kids, who will be going to Rattlesnake Elementay School next year. MCPS and the future of these properties is very important to me, but I don't think selling them is the answer.

I live across the street from Prescott and have strong opinions of what should happen to the property. I don't think that maintaining the status quo is appropriate. The property is falling into disrepair and becoming a blight on the neighborhood. If there is no reasonable use for the school district, I am ok with it being sold and developed. However, I think it would be a massive loss for the community if the playground, field, and sledding hill are lost. Any development should take into account community needs. I would be in favor of an SID to fund keeping these community resources as a part of any development plan.

Dickinson is important to the community, especially the older, retired persons. The classes are beneficial for not only learning, fitness and social experience they also help the older generation keep minds active and connecting with others. These are irreplaceable in their impact.

Please please keep the Dickenson Bldg for LLC. Both my husband and I have benefitted so greatly from all the education we have received through this fine organization. Education is lifelong!!! And this building provides so much education for so many adults. Thank you.
I support selling or giving Duncan property to the City to be managed by Parks and Rec as a soccer pitch.
I want to invest in the future of Missoula. I'm a person who is willing to pay for the amenities that our great community enjoys. Community use of publicly owned properties means a lot to me.
The Life Long Learning Center at the Dickinson building is a valuable community asset and I am surprised to learn it is an expense for MCPS. Even so the LLC should remain at the Dickinson building.
If you sell the properties now, how will you build new schools with the market so overblown? Hold on to what we have, and work with what is there.
The information available on the website has improved significantly! I feel like I have a much better understanding of the properties and options and appreciate you making that information available, including in-person tours - thank you! I'm really excited to see what might be possible through a collaborative approach with the community to invest in these places in the future to strengthen our communities. Re: investment versus honoring community preferences, I'm not totally comfortable with selecting one because I think this is a false dichotomy and so situation specific; the magnitude of the additional revenue matters; choosing revenue over community preference in one choice (a land sale) may make it possible to honor community preference in several other choices (investing in other properties). You may end up doing both! There will be hard choices ahead and you can't make everyone happy; please don't stick to hard-and-fast rules as you choose.
I'm an open space advocate. I think the plan to transition existing buildings to a sale or other community use makes a ton of sense. But the undeveloped properties I feel should be retained as open space--Open spaces are what our community needs to have healthy, active lives for students and the community at large. Once the spaces are paved and housed they are gone forever.
Holding on to the properties will only provide more flexibility in the future as well as more revenue when the time comes to sell and/or develop.
This survey lumps apples and oranges - each property needs to be considered individually on its own merits and not lumped into one alternative or the other. It also feels very biased when one chooses the community alternative and then is directed to a question that asks you if you are sure you want this one and encouraging one to go back and pick the financial alternative .... this feels like you are attempting to get people to choose the financial alternative (apparently your preferred alternative). Under no circumstance should Prescott School be sold (this is the main property I am concerned about). The school district and the board of trustees through poor decision making and management have let the school fall into significant disrepair over many years, to the point that the district no longer wants to use the building. This is a breech of the public trust in that the public has funded the school system and Prescott property and the board and district are entrusted to keep the properties in good condition. I totally understand that funding is limited for restoration of the building at the current time - however that may not always remain the case. It is in the highest good of this community/neighborhood to retain ownership of the full property for potential future use. If it is sold we would never get it back. The Prescott School & Property has been a valued public school and resource since the 1890s and long before the neighborhood was even built up. It has also long served as a playground and open space not only for the school but for the neighborhood and community at large - there is rarely a time that this space is not being used by Missoula residents and children. It has been a valued sledding hill for most of a century and people come from far and wide to use it. As our community grows and housing density intensifies it is so very important that the Prescott grounds be retained in this public use open space - ideally as official city open space and that the building serves a school district function. As we have more and more people crowded into our neighborhood and city this remaining piece of open space is priceless. In my opinion the city of Missoula should be taking an active interest in helping secure this land as open space for current and future generations (even though it is not in the current open space plan - circumstances change!). It is simply irresponsible to sell and 'develop' public land for top dollar and short term needs. My view of the proposed 'investment fund' idea is short term - for even that money will exhaust itself over time. It would not cost the school district much to hold on to the property for several more years (even if vacant) and to see how the future growth and needs in the neighborhood and funding opportunities unfold. It doesn't seem like it costs much to maintain the school grounds. Although Prescott is not suitable for the current envisioned size of a full school, if renovated it could certainly serve other educational functions of the district including pre K or after school programs among other things. It is short sighted to consider disposing of the Prescott Property for that decision is irreversible. I hope that the planning team, the school district and the board will recommend and continue to

support Prescott being retained for the valuable public resource it is. Do not sell Prescott! More community engagement and support is needed for Prescott - please create the opportunities for us all to come together in dialogue and come up with some creative solutions for the current situation. The open house format last week was more about show and less about public engagement with little to no opportunity for whole group discussion. The school district and board owe it to this community to FULLY explore all options with the public on how to retain Prescott in public ownership prior to any consideration of sale of the property. So far the MCPS property planning process has not provided sufficient opportunity for public engagement around and Prescott Property nor has it provided sufficient detail on restoration costs for the building (professional contractor and engineer evaluation of the building and its systems - not an architect ballpark estimate) for the public to understand what is really needed to bring the building back into compliance. Real data and numbers are needed. Through full and transparent collaboration between MCPS, the neighborhood, city and community it is likely that we could collectively come up with a viable solution for retaining the Prescott School grounds and building as a public resource for current and future generations. Please keep Prescott.
thanks for all you're doing. this survey is kind if confusing to me, so I imagine it is also confusing for other community members. Did I do it wrong? There were only a couple of questions. For such a big deal is this it seems like the survey would be a little more robust. Here's my input on the properties: Whittier school: the school is currently in use as a Head Start program which is really needed in the North Side neighborhood as well as the whole of missoula. Please keep it as is, unless Head Start is able to purchase the building. This building and surrounding schoolyard are very important to the north side. We have had our share of growth in the form of massive apartment buildings. Please do not sell the Whittier property to a developer.2. Prescott: my understanding is that Prescott School would take between $2.5 and 3.5 million to merely bring it up to code. I also understand that it is too small of a school to house any grade. Ideally I would like to see this property turn into a community center or even a shelter for unhoused people. Beyond that, the property seems prime for thoughtful development given its close proximity to downtown and outdoor amenities. A good use of infill.
In the MCPS Properties Plan building tour on 9/16/2025 at Cold Spring School we were told that there are no "preconceived notions" about the Properties Plan outcomes. My impression from the tour at Cold Springs School and the related property assessment is that there is a clear bias towards selling the property. During the tour, comments about the building condition appeared to emphasize the negatives and the risks while ignoring positive findings. The property assessment for Cold Springs School appears reasonably credible. Note in Transportation Assessment > Transit that a bus stop is listed at Gharrett/Briggs (Route 12), but the Route 7 bus stop at Walmart is not listed. Are there any well-founded demographic projections upon which these decisions with long-term implications will be based? I have respect for MCPS Administration and the MCPS Board of Trustees, I routinely support school funding levies, and I am willing to accept well-founded decisions about MCPS school properties. Please approach these decisions without undo bias, with full transparency, and with clear communications to alleviate the doubts that many Missoula County property owners and taxpayers may have.
Cold Springs School (CSS) has a wonderful day care, dance studio and kids boxing. All run by dedicated small business owners. Why would you want to take this much needed hub of children's activity and our only park away from our children? MCPS has been turning down potential new tenants for this location, because it will be simpler for them just to sell it. We have supported school levies for 40 years, MCPS should in turn support our neighborhood by finding a solution with the city that doesn't turn the few community activities for kids and our park into cheap apartments.
Renting/leasing school properties to non-profits is very important to my community.
I understand that the Prescott building needs to be sold or leased. I also understand that adding restrictions to the sale lowers the price and I think that needs to be acceptable to MCPS. I think that there is a responsibility to the neighborhood to ensure that either a developer or an entity that leases the land has certain restrictions as agreed on by the neighborhood.
Cold Springs School is benefiting out community with child care and non profit and sports teams. There is potential for greater income to cover the costs of maintenance in the future,
I already submitted a survey previously but had additional comments... Over the last 10 years, the interests of the Cold Springs neighborhood have been overlooked and taken for

granted. We were first asked to move our school into another neighborhood to accommodate growth, so we lost the school. Then the school was too full, so we were drawn out of the boundary and into two other school boundaries. Now we are being asked to have the lot sold, to help pay for other schools maintenance costs. It is unfair... no other areas have been asked to accommodate to the needs of the district over the last decade as much as ours. Why the sudden need to get funds for other school maintenance? How have these expenses been managed in the past? If they are part of the existing budgets as they should be, it doesnt add up that we should have to sell. Its a short term gain. With declining enrollments, it seems inthe best interest of the district to diversify sources on income, such as renting out properties as is currently happening. I do not trust the process to sell as one that 'would maintain the interests of our neighborhood and district values'. I had to spend a year to get a bus stop in our neighborhood that was promised to us as part of the redrawn boundary lines. I have no faith that any transaction of the Cold Springs property would be in our interests.
I know from my work with MIS that the Prescott building is in a state of disrepair without a sizable investment in infrastructure. It is currently a hazard and eyesore in the neighborhood. No organization can lease it and get it into proper condition by themselves. It needs a new life. I would hope that new life can include some of the community values such as maintaining the playground area, access to Mt Jumbo and sledding hill as open space. It is a beautiful Spot in our valley and has a historical significance as a place of education and community gathering. Maintaining some of that historical use would be ideal. The district doesn't stand to make an enormous amount of money from selling, so the opportunity to sell low to a buyer who Would hold some of that community value intact could be a creative solution. If such a buyer exists.
For the soccer pitch in the Duncan Drive Property, I support giving or selling this to the City, to be managed as a soccer pitch by Parks and Rec. As to the PEAS Farm itself, this decision should not be all about money: the PEAS Farm is an invaluable community resource that benefits the entire community in many ways. Selling it for housing would be a terrible decision. If there's a way that MCPS can sell it to a non-profit like Garden City Harvest, so that it continues to be run the way it is, great, but please do not sell it for housing.
The Prescott School has a hold on folks, particularly older individuals (60-80yo) in this neighborhood. There is an element of nostalgia that the building should be kept as-is, even though it is somewhat hazardous. Anything that includes additional housing (reasonable/affordable) and maintains the trail access and sledding hill should be considered.
The soccer pitch on Duncan Drive is used by dozens of different soccer clubs (Strikers, Surf, Old Boys etc) as well as serves as valuable recreation space for upper rattlesnake residents and Missoula residents as a whole: dog walking, jogging, frisbee throwing, and just simply having a wonderful green space to relax in with friends. The pitch could be given or sold to the City, to be managed as a soccer pitch by Parks and Recreation. If it's developed, we as a community will never get it back. As far as the Peas Farm property, it is also an invaluable community resource that benefits the entire community in many ways. Selling it for housing is not the right decision. If there's a way that MCPS can sell it to a non-profit like Garden City Harvest, so that it continues to be run the way it is, is fine, but please do not sell it for housing.
A properly-funded school system offers more community benefit than the "community benefit" option. Please go with option B.
I think Mount Jumbo could be used to help the community. Letting River of Life buy it and expand community help to East Missoula. (Food Bank, school summer lunch program, and other outreaches)
With options 2 and 3, Cold Springs would be sold. It was clear from the presentation, the superintendent and Board of Trustees member were unfavorable towards Cold Springs d/t projected maintenance costs. I have also heard from another Board of Trustees member that Cold Springs will be sold. This process feels incredibly similar to the past decisions of the district in which Cold Springs was moved and then again when our neighborhood was drawn out of the boundary. Decisions seem predetermined, and despite this process, lack transparency. I don't think that the numbers reflecting income from rental of Cold Springs are accurate bc the district is currently not filling space at Cold Springs d/t the survey, and there appears to be plenty of community interest in renting these spaces. I also think there are conflicting opinions on the state of the property. The paper materials/reports reflected better building conditions than what was presented at the meeting. The WGM group also pointed out the historical significance of the Cold Springs school on the tour, but I could not find that reflected in the handouts or acknowledged by the district employees during the meeting. A future Middle School was brought up several times in the meeting. I would like more clarification on this, because it was also brought up that the existing schools have capacity and that future district enrollment projections are down. Why would

we make plans for another school if the need is not there or projected to be? The Cold Springs property generates income, fills community needs, and serves as a much needed green space in our community.
I don’t want to see our old-school properties sold off just to be turned into multiplexes and condos. We should preserve the character and history of our community instead of trading it away for more high-density developments.
For the soccer pitch in the Duncan Drive Property, I support giving or selling this to the City, to be managed as a soccer pitch by Parks and Rec. As to the PEAS Farm itself: the PEAS Farm is a priceless community resource that, if valued in Dollars alone, would miss the myriad of intangible cultural, educational, and health benefits it provides to those alive today, and those of future generations. Selling it for housing would be cancellation of sustainable legacy, and as we see today, cancellation is, well, un-American. If fiduciaries conclude it must be sold, this well-educated, creative and financially sophisticated community we call Missoula can and will rise to the challenge, perhaps facilitating acquisition by a non-profit like Garden City Harvest, so that Missoula can continue as the paradigm of 21st Century Quality of Life. Please eschew selling the PEAS Farm for housing.
The Duncan Drive Property is far more than just land -- it is a vital community asset that strengthens health, education, and connection across Missoula. The soccer pitch provides an accessible space for recreation, youth and adult development, and community engagement, and should be preserved as such. I strongly support giving or selling this portion to the City, to be maintained by Parks and Recreation as a dedicated soccer pitch for the public.The PEAS Farm itself is an irreplaceable community resource. Its value cannot be measured in financial terms alone. It fosters hands-on education, cultivates healthy food systems, and connects people of all ages to the land and to one another. Selling this property for housing would result in a permanent loss of a unique and cherished community asset. If there is an opportunity for MCPS to sell the property to a nonprofit such as Garden City Harvest so that the farm can continue operating as it does today, I urge you to pursue that path.In addition, developing further housing density in this area would pose serious safety concerns. With only a single ingress and egress point, any significant increase in housing would create dangerous conditions for residents, emergency access, and overall traffic flow. It would be short-sighted and unsafe to pursue housing development in a location with such limited access.This decision is about more than property -- it is about honoring Missoula’s values and safeguarding spaces that serve the entire community, now and for generations to come.
The soccer pitch and its maintenance at Duncan (organized by the Old Boys) is the best and most community building soccer activity in Missoula. It represents the best of Missoula and its soccer community. Family friendly and inclusive. There would be many very upset people in the community if the current arrangement were to change. Peas farm is also an important resource for the local community, representing some of the best Missoula has to offer. Both uses are inline with the MCPS mission.
PEAS farm and the adjacent soccer field represent an asset for the entire region: the farm itself grows produce that benefits people from throughout the region and presents an ongoing educational opportunity for all on the benefits of local agriculture. Similarly, people from all corners of the city use the soccer field on a regular basis.If MCPS opts to divest all or any of the property, please look to some combination of Garden City Harvest, UM, and Missoula Dept. of Parks and Recreation to manage in a fashion similar to its current status.
I hope MCPS deeds the soccer pitch at Duncan Dr. to The City of Missoula, to curate as is for community recreation and open space. I hope Parks and Recreation manages the open space as a sports play field for city residents to enjoy, and the city to receive revenue via permitting and reservations. Also, the PEAS Farm (adjacent to the Duncan property sports play field) is also an invaluable resource that benefits the community, especially in conjunction with the play fields as evident for as long as I have resided in Missoula by the joy I see and experience there when activities are occurring at both. A festival feeling could be harvested with help from The City of Missoula, attracting even more healthy living habits in The Gateway to The Ratttlesnake. Please consider arranging for transfer of the adjacent farm to a non-profit like Garden City Harvest, so that it continues to be run the way it is.and can become an even more valuable asset for The City of Missoula.
The Peas farm and the Duncan drive property soccer field are large assets to this area and to so many people who live in this community. If it were sold to the city, to be continued as a park I would support that. Or if it were sold to garden city harvest to be continued as a park I would support that. Keep the green area that support

people coming together and interacting and forging friendships and alliances, and healthy lifestyles. Building houses here will not further these interactions and nothing is going to create real "affordable" housing in Missoula anymore.
The Duncan Drive property which consists of the soccer pitch and the Peas farm are both an invaluable community and citywide resource as they exist today. I strongly advocate for these uses to be maintained. The City Parks And Rec has a strong interest in owning and managing the soccer pitch whereas an organization like Garden City Harvest could responsibly manage The Peas farm.
The Duncan Drive property is beautiful and useful the way it is. It is what makes Missoula a special place, unlike Bozeman. I have lived in Missoula since 1960.
The Duncan drive property serves so many different age groups and organizations and all value the beauty and usefulness of the field and farm
The open space associated with Prescott is very important to the Lower Rattlesnake Neighborhood and could be used for after-school sports activities (e.g., basketball). The building needs monetary investment. In the future the building could be used for day care, pre-kindergarten, and a base for outdoor activities on Mount Jumbo and Greenough Park. Another option would be an additional building for a life-long learning center and adult education. Selling the property just seems short-sighted.
duncan field is an important resource as a field
For the soccer pitch in the Duncan Drive Property, I support giving or selling this to the City, to be managed as a soccer pitch by Parks and Rec. As to the PEAS Farm itself, this decision should not be all about money: the PEAS Farm is an invaluable community resource that benefits the entire community in many ways. Selling it for housing would be a terrible decision. If there’s a way that MCPS can sell it to a non-profit like Garden City Harvest, so that it continues to be run the way it is, great, but please do not sell it for housing.
Please do not sell the Duncan Field soccer pitch or community farm for housing. Please consider selling the soccer field to the city to maintain it as the community asset that it is as a soccer field. If it is possible to sell the farm property to a non-profit to continue operating indefinitely as a farm, please prioritize that.
How exciting to think that we could have a middle school closer to the north end of town. Thank you for all your hard work!
For the soccer pitch in the Duncan Drive Property, I support giving or selling this to the City, to be managed as a soccer pitch by Parks and Rec. As to the PEAS Farm itself, this decision should not be all about money: the PEAS Farm is an invaluable community resource that benefits the entire community in many ways. Selling it for housing would be a terrible decision. If there’s a way that MCPS can sell it to a non-profit like Garden City Harvest, so that continues to be run the ways it is, great, but please do not sell it for housing.
I believe there is more possibilities for community impact with Mount Jumbo School with an option to sell.
Better communication is needed.
Recent years have seen an increase in young families in the Lower Rattlesnake. Prescott School is the only school site in this neighborhood and offers the only open ground for activities like baseball, soccer, and other endeavors. Bussing the children from this neighborhood to a school that is so far out of the neighborhood that it precludes the ability to walk or bike to school disadvantages our children and families. That decision has also created all the congestion associated with the need for school bussing throughout the day. If the Prescott ground is sold, that open space is lost forever. If sold for housing, it would complicate existing and growing problems associated with traffic in a canyon area.
Administration building: The robotics team is a high quality program that offers kids critical opportunities to engage with STEM. This program requires a consistent and adequate meeting space. If not this building you would need to be prepared to offer adequate space. Taking away their space is akin to closing the football field. Dickenson: The lifelong learning program is amazing and I really hope this is something you don't dismantle. Providing these classes makes the whole community healthier and more engaged. The building is well established to provide education opportunities to those 16 and above. I use it a few times every week for different classes that I find to be high quality and well attended. It is easy to take programs and buildings apart but very difficult to rebuild them after destruction. Please protect these important programs.

Land sales or leases that could result in housing are most important to me. I prefer a plan that moves quickly rather than long projects getting mired in years of additional planning while costs to MCPS rise and housing scarcity continues in Missoula.
Even though mount jumbo school looks good, the maintenance and major repairs facing it. Involve asbestos removal. And other hidden costs with the roof and heating and electric to try and fix that.And redo, to make it middle school appropriate and bring middle schoolers in by bus all the way here.Seems silly. There must be some nice land in missoula.That would make a better site for a brand new middle school. There's acreage at the fairgrounds and around sentinel.It seems like and that would be a little more centrally located.And you could have a brand new wonderful facility, which would be a gem for missoula.
Properties to be sold should not be deed constrained, so they may be converted / used for housing, non-profit or entrepreneurial enterprise.
Very in support of a solution that allows any or all of the Prescott land to be a park or playground. And maintain the Jumbo trail connection.
I was astounded at the sheer number of people able to show up at 4pm on a Wednesday to share their thoughts (prescott property) clearly lots of strong emotional opinions (often to suit personal experience and gain) I would love to see the next steps of these property plans to more heavily weigh the context of community need more than adjacent neighbors personal preferences. These are times for bold, creative, action. Would be awesome if the sale/partnership of these properties benefitted all Missourians, addressing ongoing education, affordable housing, and open space!
Partnering with Front Step, MT Land Trust, or community organizations that provide housing, education, or community engagement is ideal. We love the park, the central location, and community engagement in the school but would love to have the space be usable. Thank you!
For the two historic buildings, the admin building should be sold with stipulation that it be restored. Not necessarily for public education but for betterment of neighborhood. It will need to have a commercial component to make the restoration pencil out. For Whittier I think a sale to the current Head Start Program would be ideal. A long term lease would limit what the occupant could invest in the project, a sale would be better if the school district has no plans to reuse the property.
Rezoning the Rattlesnake would add severe traffic safety issues. Rattlesnake basically is a one road in one road out corridor. Wildland fire, earthquakes, flooding, etc., would make the Rattlesnake more of a death trap for many or most residents and recreationists if the area is rezoned for high density housing.
I bought my home here in E Msa 16 years ago when my kids were middle-school age. Over the years, I've seen more and more school-age kids in this community, and I'm pretty sure that others here would like to see Mt Jumbo reopened for these families. I know I certainly would. We all know that neighborhood schools bring neighborhoods together, and safely walking a few blocks to school,.far as I'm concerned, is invaluable for a number of reasons. I hope that the district (where I was educated, Franklin and Hellgate HS) will find enough demand to reopen our school. The admin building on 6th St is a community treasure, and I would love to see it designated as a historic building and continue as a PUBLIC building for community benefit.
The Cold Springs addition was from Coal Strip and never meant to be permanent. It has always been substandard with no foundation, years without hot water and built with questionable materials. We suffered the deaths of both a teacher and a principal from that wing from Cancer. The replacement for the principal also developed Cancer. Please tear it down.
I have a strong preference for smaller, neighborhood schools versus larger regional schools like we have at the middle and high school levels especially. I would love to see properties such as Prescott and Mount Jumbo being used to provide a local, hopefully more responsive education option for adolescents in those neighborhoods especially.
The Missoula community should gift the Whittier building to head start. Head Start is a HUGE community asset, and the kids who go to Head Start almost all go on to be MCPS kids. In Head Start, they get more of what they need so they arrive ready to succeed in school. And they have a long record of being amazing neighbors, willingly letting folks use the playground for movie nights, dog parties, and lots of play and recreation in a very dense area. I don't know for sure, but I bet the district was allocated the property by the community when it established Whittier as a neighborhood school on the Northside many years ago. In other words, I bet the district didn't

have to "buy" it. We don't *have* to "make money" off it, now. It will be a savings to the district anyway, just not to have to pay for maintenance on Whittier (and a huge challenge for Head Start to figure out how to do so, since Head Start can't run levies or sell bonds for maintenance.) We shouldn't expect a program that offers free preschool to our most vulnerable families to do a capital campaign to buy a building. The Missoula community should gift the building to Head Start.
School funds and support are provided by the community. We continue to support bond issues and mill levies to maintain and improve public education. The properties belong to all of us - and our community values should be paramount.
Please upgrade The Lifelong Learning Center. It is a unique gem for our city and provides very valuable training, education and social opportunities to hundreds of people everyday.
The lifelong learning center means so much to so many missoulians of all ages. We are a community of people, friends, family and educators. It’s would detrimental to the mental, emotional and physical health of too many to sell this building and take away the center, for some, especially older individuals, this is their place, maybe their one outing. But for all of us, this is our happy place.
Our district is in dire need of another middle school. The three middle schools in Missoula are overcrowded and improperly staffed, supplied and maintained. We are already in the position of having full grade levels at all three schools, even with added teachers. Students should be able to attend their neighborhood schools, and right now there either isn't one that exists if you live on the north side of the river, or you can't attend because they are full. There are currently teachers at both CS Porter and Washington without enough supplies, seats or technology for their students. We are also struggling with high behavioral needs. If MCPS added another middle school to serve the North-East side of town, it would solve many of the issues facing out current middle school model. There is a reason that there are multiple active lawsuits in the middle schools and and that there was high turnover in the middle schools last spring. For example, CS Porter has over 20 new employees in the building. When the schools are crowded beyond capacity (There are classes of 30-34 students, look into it!) it is near impossible to guarantee safety and learning for all. Additionally, our current facilities were not constructed to support this number of people. For example, CS Porter has 2 restrooms per grade level with 3-4 working toilets. Our facilities are being used heavily, yet the amount of maintenance has not increased, they arent even cleaned every day. We have had the same issues with drinking fountains; things break and they aren't fixed in a timely manner, or they just get removed and are never replaced. It would greatly benefit our community to add another middle school to Missoula, and it appears that we have the properties to do so. Let's make changes and do better!

APPENDIX A.4

STAKEHOLDER ENGAGEMENT SUMMARIES

Community Partners Virtual Learning Session
Robotics Team Learning Session
Community Engagement Summary
Dickinson Building Learning Session
Fort Missoula Learning Session
Prescott Building Learning Session
Seeley-Swan Learning Session

MCPS Properties Plan

Community Partners Learning Session Summary and Highlights by Building and Partner

July 9, 2025

Session Overview

Event Information

The Community Partner Virtual Learning Session was conducted as part of the MCPS Properties Plan process. Invitations to participate were extended to non-profit community partners who are currently leasing one of the building properties being studied in the MCPS Properties Plan. The virtual learning session was held on May 27, 2025. Participants were able to verbally share their insights on the call, share their insights via a virtual “whiteboard” tool, and provide written responses to background information via email.

Attendance included MCPS Properties Plan Consulting Team Members: Max Grebe, Kate Dinsmore, and Rachel Huff-Doria; MCPS Planning Committee Members: Micah Hill, MCPS Superintendent, Burley McWilliams, Director of Facilities and Operations and Jenny Walsh, MCPS Board Trustee; and community partner organization leaders at Child Start, Inc, Garden City Harvest, United Way of Missoula County and Missoula Child Care Advantage (MCCA), Cancer Support Community Montana, Friends of the Children, and Missoula Youth Football. Studio M was not able to participate but provided written responses.

Learning Session Purpose

- Share the purpose, process, and context of the MCPS Properties Plan
- Learn about community partner’s connection to the property
- Understand current use, challenges, and constraints of their programs, as it relates to the property
- Explore the future vision and needs for the program

Whittier Building

Child Start, Inc.

Partnership Background: Child Start, Inc. has maintained a 50-year partnership with MCPS, with 30 years as the sole tenant of the Whittier Building. The organization operates a federally funded Head Start program serving children ages 3-5.

Current Educational Use: The program serves 120 children in Missoula County (nearly 500 people including families) and operates as a "living laboratory" for early childhood development. Child Start coordinates with MCPS through IDEA implementation, participates in IEP development, and facilitates kindergarten transitions. They utilize all sections of the building from 7:45 AM - 5:00 PM Monday-Friday.

Current Use, Impact, and Connection with Space:

Space Usage: Child Start operates comprehensive early childhood programming in the 120+ year-old building, with full utilization of all available space. The organization maintains the entire facility to federal Head Start standards and coordinates shared spaces with MCPS IDEA staff for inclusive services.

Education Connection: The program serves families at or below federal poverty guidelines, providing critical kindergarten readiness services. They collaborate extensively with MCPS on special needs identification and transition services, creating a direct pipeline for student success.

Community Connection: The low-cost lease arrangement ($1,000/month) represents nearly 30% of required federal in-kind contributions, enabling comprehensive family support services. The partnership reflects mutual understanding of a shared mission to ensure children reach their potential.

Current Space Needs and Challenges:

Infrastructure and Maintenance:

- Building Age: 120+ year structure requiring ongoing lead/asbestos remediation
- Recent Investment: $409,082.50 in flood recovery renovations paid by Child Start
- Maintenance Model: Child Start covers utilities, janitorial, security, yard care, and repairs under $500
- Major Systems: Cost-sharing agreement for roof, sewer, boiler repairs

Operational Constraints: The aging building requires continuous infrastructure updates, with Child Start taking responsibility for environmental compliance and safety improvements while maintaining historical building character.

Future Vision & Opportunities:

Proposed Infrastructure Improvements:

- Plumbing system updates for 3rd floor bathroom and kitchen
- Laundry service installation
- Security entrance replacements maintaining historical context
- Potential modular classroom additions with additional federal funding

Educational Expansion: Child Start seeks to maintain long-term tenancy at Whittier, with potential program expansion if additional federal funding becomes available.

Community Partnerships: The organization requests continued low-cost lease arrangements given substantial capital investments and maintenance responsibilities, with aspirational consideration of building transfer given historic investment levels.

Duncan Drive Property

Garden City Harvest (PEAS Farm)

Partnership Background: Garden City Harvest has operated the PEAS Farm since 2002 under a sublease arrangement where MCPS leases to the City of Missoula, who subleases 10 acres to Garden City Harvest at no cost. The current 40-year lease runs through 2055.

Current Educational Use: The PEAS Farm serves as a sustainable farm and outdoor classroom, hosting 2,500 MCPS students annually on educational field trips. Garden City Harvest provides all transportation costs and delivers curriculum aligned with MCPS standards. They also maintain 8 outdoor learning centers at MCPS elementary schools.

Current Use, Impact, and Connection with Space:

Space Usage: The 10-acre site operates as the largest of Garden City Harvest's 22 locations, functioning March-November with year-round on-site caretaking. The property includes comprehensive farm infrastructure: straw bale barn, greenhouses, hoop houses, root cellar, tool shed, office, paved parking, livestock facilities, orchard, and well.

Education Connection: Beyond MCPS field trips, the farm partners with University of Montana Environmental Studies for hands-on sustainable agriculture semesters. The operation produces 15,000 pounds of food annually for food bank and senior food pantry distribution.

Community Connection: The no-cost lease enables Garden City Harvest to provide free educational services to MCPS that would otherwise require charging fees. The mutual support model allows both organizations to fulfill their missions without cash exchange.

Current Space Needs and Challenges:

Infrastructure and Maintenance:

- Self-Sustaining Operations: Garden City Harvest funds and maintains all farm structures and improvements
- Facility Investment: Complete farm infrastructure developed and maintained at organization expense
- Minor Constraints: Potential future need for additional well capacity

Operational Efficiency: The farm operates with minimal challenges, demonstrating successful long-term sustainable agriculture practices and educational programming.

Future Vision & Opportunities:

Proposed Infrastructure Improvements:

- Long-term vision includes tiny house installation for caretaker housing
- Barn conversion to expand agricultural programming capabilities
- Continued infrastructure maintenance and enhancement

Educational Expansion: Garden City Harvest seeks to maintain the 40-year lease arrangement, continuing to provide free educational services to thousands of MCPS students while operating sustainable agriculture demonstrations.

Community Partnerships: The organization emphasizes the critical importance of no-cost land access to their ability to serve MCPS students and the broader community food security mission.

Cold Springs Building

United Way of Missoula County and Missoula Child Care Advantage (MCCA)

Partnership Background: United Way operates under a 5-year lease for one wing of Cold Springs, subleasing space to six independent childcare businesses. The partnership represents innovative collaboration in addressing community childcare needs.

Current Educational Use: The remodeled wing houses six independent childcare businesses serving up to 92 children, operating 7 AM - 6 PM weekdays. The program specifically addresses infant and toddler care shortages, a critical community need supporting working families with young children.

Current Use, Impact, and Connection with Space:

Space Usage: Seven newly remodeled rooms accommodate the childcare network, with providers utilizing playground and gym spaces. The arrangement includes family programming, on-site health screenings, and community events.

Education Connection: The childcare businesses fill a crucial gap in infant/toddler care, supporting workforce development by enabling parents to work while children receive quality early childhood education. United Way coordinates with MCPS on kindergarten readiness assessments.

Community Connection: The lease rate structure enables affordable childcare options, with sublease terms honoring the original MCPS lease. The model creates sustainable childcare businesses while maintaining affordability for families.

Current Space Needs and Challenges:

Infrastructure and Maintenance:

- Recent Investment: Complete wing renovation funded through grants and donations
- Maintenance Sharing: $50,000 contingency fund for repairs, mostly used for PTAC unit replacement
- Building Systems: MCPS funded security and fire alarm upgrades throughout building

Operational Constraints:

- Licensing Regulations: Six businesses cannot interact, limiting collaborative programming
- Space Capacity: Some rooms feel cramped at maximum capacity (15 kids in 740 sq ft)
- Equipment Limitations: Outdoor equipment not age-appropriate for current infant/toddler population

Future Vision & Opportunities:

Proposed Infrastructure Improvements:

- Expansion into additional vacant wing space
- Age-appropriate outdoor equipment installation
- Continued building system upgrades and maintenance

Educational Expansion: Most childcare businesses operate at maximum capacity with interest in expanding services. United Way receives inquiries about additional early intervention services co-location.

Community Partnerships: The partnership demonstrates successful public-private collaboration in addressing community childcare needs while maintaining building utilization and revenue generation.

Cancer Support Community Montana

Partnership Background: Cancer Support Community Montana rents space at Cold Springs, providing health and wellness programming for cancer patients and families.

Current Educational Use: The organization utilizes 3,800 square feet across two floors for specialized programming including gardening, cooking, nutrition, exercise, yoga, and mindfulness services for cancer patients.

Current Use, Impact, and Connection with Space:

Space Usage: Programs operate primarily Monday-Friday with occasional weekend activities, serving community members dealing with cancer diagnoses and treatment.

Education Connection: Provides critical health education and support services, complementing medical treatment with holistic wellness approaches and community connection.

Community Connection: Serves a specialized population with unique space and accessibility needs, filling healthcare gaps in comprehensive cancer support services.

Current Space Needs and Challenges:

Infrastructure and Maintenance:

- Building Age: Facility requires ongoing updates and improvements
- Accessibility Issues: Multi-level building creates challenges for clients with health limitations

Operational Constraints: The dated building infrastructure poses accessibility challenges for the organization's client population with varying health and mobility needs.

Future Vision & Opportunities:

Facility Improvements: Accessibility enhancements would improve service delivery to clients managing cancer treatment and recovery challenges.

Studio M Dance Studio

Partnership Background: Studio M has been leasing space from MCPS since August 2020, after losing their previous rental space during the COVID-19 shutdown. They occupy part of the Cold Springs building that had been previously abandoned, with another section under renovation for daycare use.

Current Educational Use: Studio M operates a dance studio serving 200+ families in the Missoula community and surrounding areas, with the majority being MCPS families. The organization provides dance programming to children throughout the community.

Current Use, Impact, and Connection with Space:

Space Usage: The studio utilizes multiple rooms within their wing of the building, operating dance programs that serve the broader Missoula educational community.

Education Connection: Serves primarily MCPS families, providing arts education opportunities that complement school programming while filling gaps in dance instruction.

Community Connection: Families appreciate the connection to the historic school building, with many parents having attended school in the same building where their children now take dance classes. The community values the renewal and repurposing of the space rather than new construction.

Current Space Needs and Challenges:

Infrastructure and Maintenance:

- **Major Tenant Investments:** Studio M has funded extensive renovations including new electrical wiring for air conditioning in 4 rooms, wall removal to combine spaces, new electrical outlets, window replacements, flooring upgrades after flooding, painting, lighting improvements, and HVAC installations
- **Maintenance Responsibility:** Organization handles most building maintenance on the aging structure, with MCPS providing only minor plumbing work, some lighting repairs, and initial pest removal
- **Utility Sharing:** Monthly lease based on square footage with shared utility, insurance, and alarm system costs among tenants

Operational Constraints:

- **Space Limitations:** Program has outgrown current space as enrollment continues to increase
- **Parking Challenges:** Inadequate parking for program needs
- **Climate Control Issues:** Heating and cooling challenges in the old building
- **Safety Concerns:** No exterior lighting on east side creates dangerous conditions during winter evening hours
- **Ongoing Maintenance:** Consistent maintenance issues requiring attention

Future Vision & Opportunities:

Proposed Infrastructure Improvements:

- Expansion to occupy entire wing of building to create comprehensive dance complex

- New bathroom facilities
- Larger rooms with improved insulation
- Additional parking capacity
- Enhanced outdoor lighting for safety

Program Expansion: Studio M seeks to expand their space allocation within the building to accommodate growing enrollment and program demand.

Partnership Sustainability: The low lease rate is critical to operations, as dance studios require extensive square footage and expenses can easily outweigh profits. The organization is seeking continued below-market lease rates as they have made significant investments in building improvements.

Mount Jumbo Building

Friends of Children

Partnership Background: Friends of Children operates professional mentoring and after-school programming for at-risk youth, serving 48 children and 250 total people including families, with planned expansion to 64 families in 2025.

Current Educational Use: The organization occupies 7,000 square feet (19% of building) providing professional mentoring, after-school activities, and family programming. They create "second home" environments for children with highest risk factors and lowest protective factors.

Current Use, Impact, and Connection with Space:

Space Usage: Daily utilization of office and program space with coordinated gym usage (shared with police department co-tenant) and access to outdoor green spaces for programming.

Education Connection: Nearly all served students attend MCPS schools aged 4-10 years, creating direct educational continuity and support for academic success. Programming focuses on building protective factors and reducing risk exposure.

Community Connection: The organization benefits significantly from open classroom environments, gymnasium access, and outdoor green spaces that enable diverse programming approaches.

Current Space Needs and Challenges:

Infrastructure and Maintenance:

- Heating System: Old and unreliable system creating operational difficulties

- Deferred Maintenance: Substantial building maintenance needs
- Limited Office Space: Constrains administrative operations
- ADA Accessibility: Building accessibility issues limit programming options

Operational Constraints:

- Rent Increases: 89% increase over two years creating financial strain
- Lease Terms: Lack of multi-year lease options reduces operational stability
- Co-tenancy Issues: Police department training activities create disruptions and safety concerns

Future Vision & Opportunities:

Infrastructure Improvements:

- Reliable heating system installation
- ADA accessibility enhancements
- Expanded office space for growing staff and programming

Program Expansion: Planned growth to serve 64 families requires consistent, predictable rent structure and improved facility reliability to support expanded programming.

Partnership Stability: Organization seeks consistency and predictability in rent structure and lease terms to support ongoing growth and community impact.

Old Administration Building

Missoula Youth Football

Partnership Background: Missoula Youth Football utilizes storage space in the former administration building, serving 600 children grades 3-8 through flag football (3rd-4th grade) and tackle football programs, filling gaps since MCPS doesn't offer youth football.

Current Educational Use: The organization provides youth athletics programming, including new girls' football programs beginning fall 2024. Storage space enables equipment distribution to teams and coaches across the program.

Current Use, Impact, and Connection with Space:

Space Usage: Utilizes 99% of available space across 3 rooms primarily for equipment storage, representing their most stable location after previously operating from storage unit alleys.

Education Connection: Serves 600 youth with athletic programming that builds teamwork, physical fitness, and character development while filling service gaps in MCPS programming.

Community Connection: The facility provides good parking and location access for equipment distribution, enabling efficient program operations across multiple teams and age groups.

Current Space Needs and Challenges:

Infrastructure and Maintenance:

- Minimal Issues: Only non-working air conditioning system mentioned as concern
- Storage Efficiency: Current space utilization maximizes available storage capacity

Operational Constraints: The organization faces minimal property-related operational constraints, indicating successful space-program alignment.

Future Vision & Opportunities:

Program Continuity: Organization expresses contentment with current arrangement while indicating willingness to downsize if necessary, with preference to maintain current location stability.

Flexibility: Demonstrates adaptability to changing space needs while maintaining program delivery to hundreds of youth athletes.

Key Findings Across Properties

Mission Alignment

Partner organizations support MCPS's educational mission through early childhood development, agricultural education, youth development, family support services, and community health programming.

Community Benefit

Partners provide significant community value through educational programming, property maintenance investments, gap-filling services, and community economic development.

Partner Investment in Infrastructure Many community partners invest in the buildings that they are using. Child Start invested over $400,000 in flood recovery, Garden City Harvest maintains all farm infrastructure, and United Way funded complete wing renovations.

Innovative Partnership Models The arrangements demonstrate creative public-private collaboration - from sublease structures that enable affordable childcare to no-cost land access that allows free educational programming. These models maximize community benefit while maintaining property utilization.

Recurring Challenges

Infrastructure and Maintenance Burden Nearly every property faces significant infrastructure challenges stemming from building age and deferred maintenance. Issues include unreliable heating systems, accessibility problems, remediation needs, and aging building systems requiring costly updates.

Financial Sustainability Pressures Multiple partners face escalating costs - Friends of Children experienced an 89% rent increase over two years, while partners like Child Start shoulder major capital investments alongside ongoing operational costs. It is unclear if MCPS or community partners would take on any major future infrastructure needs.

Space Capacity Constraints Several partners operate at maximum capacity with demand for expansion. United Way's childcare partners want to expand, Studio M needs additional space, Friends of Children plans to serve 64 families (up from 48), and multiple organizations need additional space for growing programs.

Lease Uncertainty and Stability Partners consistently seek longer-term lease arrangements and predictable cost structures to enable strategic planning and program growth. Short-term leases create operational uncertainty that limits organizational development.

MCPS Properties Plan

Administration Building and Robotics Team Learning Session Summary

July 7, 2025

Session Overview

Event Information

The Robotics Team Learning Session was conducted as part of the MCPS Properties Plan process. Learning session intake was conducted through a call with MCPS Properties Plan Consulting Team Member Rachel Huff-Doria and Susan Sullivan, a mentor and leader at MCPS Robotics Team on May 30, 2025, and through a virtual meeting with Robotics leaders and MCPS Properties Plan Consulting Team Members Kate Dinsmore and Max Grebe on June 11, 2025.

Learning Session Purpose:

- Share the purpose, process, and context of the MCPS Properties Plan
- Learn about the Robotics Team's connection to the Administration Building
- Understand current use, challenges, and constraints of the robotics program as it relates to the building
- Explore the future vision and needs for the program
- Examine potential for expanded robotics programming in Missoula

Background Information:

The MCPS Robotics Team operates as a year-round program participating in FIRST (For Inspiration and Recognition of Science and Technology) competitions. The program feeds from grade school programs throughout town into the high school level. The team currently uses space in the Administration Building but faces significant space constraints that limit their ability to expand programming and serve more students.

MCPS Robotics Program Overview

The Robotics Team serves 70-80 students when fully operational. It includes Robotics Competition teams (currently the only FRC team in Montana), First Lego League (FLL) programs, and Tech Challenge (FTC) programs. It offers a strong STEM career pipeline and operates as part of Montana's growing tech hub initiative supported by state leadership.

Session Key Findings

Context and Questions on MCPS Properties Plan

The robotics coaches expressed concern about restrictions on space usage and uncertainty about the district's plans for renting out portions of the Administration Building. There was some confusion about which spaces would remain available for the robotics program versus being rented to outside parties.

Understanding Administration Building Space and Connection

Current Educational Use

The robotics team utilizes multiple floors of the Administration Building:

- **First Floor**: Industrial robot construction (2x2 size robots), shop space with CNC machines, building and training areas
- **Second Floor**: Design work and computer-aided design (CAD) teams
- **Third Floor**: Meeting space for large groups (70-80 people), granted space for Middle School Lego League team

Current Use, Impact, and Connection with Space

Space Usage

The program operates year-round with varying intensity:

- Daily meetings for several weeks at start of school year
- Weekly meetings during regular programming
- Summer camp
- Summer break period for coach and student recovery
- Competition preparation and robot reveals requiring large spaces

Current Space Needs and Challenges

Infrastructure and Operational Constraints

- **Insufficient Space**: Cannot accommodate 70-80 students comfortably in current configuration and summer camp has a waitlist
- **Ventilation Issues**: Shop area lacks adequate ventilation for CNC machine operation
- **Noise Conflicts**: Loud manufacturing equipment conflicts with quiet needs of CAD and business teams
- **Meeting Space Limitations**: The group has to use external venues for large community gatherings and robot reveals

Competition and Training Limitations

- Can only build half-size practice field, limiting scrimmage hosting capability
- Unable to host official competitions or large-scale events
- Introductory meetings exceed current space capacity

Future Vision & Opportunities

Leaders envisioned using the full Administration Building or gaining access to a larger space to allow the Robotics Team to more fully develop.

Proposed Space Improvements

- **Dedicated Spaces**: Small rooms for different team aspects and multiple teams
- **Equipment Housing**: Space for 3D printers, CNC machines, and other equipment
- **Full-Size Practice Field**: Ability to build regulation competition field for scrimmages. An ideal space would be 55’L x 26’W x 10’H. A half-size field at 30’L x 30’W could also work. The current available space is 1/3 of a full-size field.

Leaders believed that space improvement would allow them to expand the education value they offer and develop stronger community partnerships. Leaders would prefer to be in a space that is centrally located within the community and not focused on one school because the program is available to the entire district.

Educational Expansion

- **Increased Capacity**: Serve more of the 70+ interested students
- **Bridge Programming**: Connect middle school FLL teams with high school FRC programs
- **Multiple Teams**: House up to 10 FTC programs that could operate in Missoula

Community Partnerships

- **Centralized Hub**: Bring scattered Missoula robotics teams into single facility. Space located on a bus line is desirable.
- **Collaboration Space**: Provide venue for inter-team cooperation and competition
- **Scrimmage Hosting**: Serve as regional competition and practice venue
- **Tech Hub Integration**: Support Montana's growing technology sector workforce development

Funding

Robotics is financially supported through fundraisers. The program raised about $50,000 last year and is working to get more long-term partnerships in place. MCPS provided ~$5,000 in funding last year. If Robotics were to have a competition space, the program could host competitions which would reduce the reliance on fundraisers because travel costs would be reduced.

Closing and Next Steps

This learning session summary and highlights will be shared with Robotics leaders for accuracy and transparency. The information will be shared and discussed with the Planning Committee and referred to for the MCPS Properties Plan.

MCPS Properties Plan

Community Engagement Summary - August 1, 2025

Executive Summary

This report outlines the community engagement strategy and activities for the Missoula County Public Schools (MCPS) property planning project. The engagement approach is built on four foundational principles, developed by the Planning Committee, and encompasses a diverse range of community members and leaders across multiple phases of community input and collaboration.

Community Engagement Principles

The MCPS community engagement strategy is guided by four core principles that ensure meaningful and effective engagement:

1. Transparent Process

The district commits to maintaining transparency throughout the project by ensuring community members understand the purpose, process, and parameters of the initiative. Information about the process and project will be kept open and accessible to the public.

2. Valuing Community Input and Engagement

We seek to ensure each community member feels heard throughout the process, even when a specific desired outcome may not be achieved. The district will track all input received, including minority opinions that may not be reflected in final planning decisions. Community engagement will occur early in the process when feedback can have the greatest impact on planning outcomes.

3. Transformative Engagement Opportunities

The district will provide community members with new and meaningful information about the project purpose, process, current state of properties, school district needs, and diverse community perspectives. Multiple opportunities for dialogue and feedback will be integrated throughout the engagement process.

4. Government Agency and Community Partner Collaboration

The approach will consider community needs, assets, and opportunities for collaboration holistically. The district will actively engage other public agencies to expand possibilities for positive community impact.

Implementation Framework

Engagement Strategy

The engagement strategy employs multiple communication channels and methods to ensure broad community participation:

- Digital surveys through listservs and email contacts
- In-person listening sessions for targeted groups
- Public open houses for community-wide participation
- Professional meetings and presentations for development and business communities
- Individual meetings for government partnership development

Engagement Timeline

Understanding Needs & Priorities

April-July 2025
Activities: Community survey, learning sessions, stakeholder meetings
Goals: Gather input on community needs, identify partnership opportunities, and inform the Board of progress and public perspectives.

Exploring Alternative Plans

August-September 2025
Activities: Open houses (tentatively Sept 15–19), community discussions, property tours
Goals: Share and discuss plan alternatives, explore building conditions, and gather feedback on how proposals meet district needs.

Finalizing the Plan

October-Beyond
Activities: Completion of the Properties Plan, final presentation to the Board of Trustees
Goals: Present recommendations, highlight community input, and determine the future of each property.

Engagement Summary

The engagement summary includes key activities for focused stakeholder groups.

MCPS Decision-Makers

Board of Trustees

- **Engagement Goal:** Keep leadership informed of purpose, progress, public input range, and input utilization
- **Key Activities:**
    - Board of Trustee representation on the Planning Committee
    - Properties Plan survey
    - Updates at Board of Trustees meeting - July 15, 2025

MCPS Community

Staff, teachers, students, families, tenants

- **Engagement Goal:** Gather input on priorities, needs, and opportunities for MCPS properties and buildings while understanding the value and connection to properties among key MCPS groups using the properties
- **Key Activities:**
    - Properties Plan survey distribution across MCPS community
    - Comprehensive Learning Sessions and written question intake with current property users (May-June 2025)
        - Lifelong Learning Center - May 6, 2025 (In-person)
        - Agriculture/FFA/Big Sky High School - May 28, 2025 (In-person)
        - Seeley Swan High School - May 7, 2025 (Virtual 1-on-1)
        - Child Start, Inc - May 27, 2025 (Virtual group)
        - Garden City Harvest - Peas Farm - May 27, 2025 (Virtual group)
        - Missoula Child Care Advantage (United Way) - May 27, 2025 (Virtual group)
        - Missoula Football Club - May 27, 2025 (Virtual group)
        - Friends of the Children - May 27, 2025 (Virtual group)
        - Cancer Support Community Montana - May 27, 2025 (Virtual group)
        - Missoula Robotics Club - June 9, 2025 (In-person)
        - Studio M - July 31, 2025 (Written responses)

MCPS Extended Community

Youth organizations, partner institutions, neighborhood councils, community groups and the public, as a whole.

- **Engagement Goal:** Understand community priorities, needs, and opportunities for MCPS properties
- **Key Activities:**
    - Properties Plan survey distribution through Neighborhood Council listserv
    - Rattlesnake Neighborhood Council attendance / engagement at request- June 24, 2025
    - Seeley Lake Community Foundation - July 1, 2025 (Virtual 1-on-1)
    - Lower Rattlesnake Neighborhood Council attendance - July 29, 2025

Public Partners

Government and agency partners

- **Engagement Goal:** Collaborate with community partners and other government agencies to consider possible partnerships to meet District needs.
- **Key Activities:**
    - Public Partner Ongoing Dialogue and Meetings - July 15 - Aug 1, 2025
        - Public partner participation includes: City of Missoula, Missoula County, Missoula Parks and Recreation Department, Missoula Redevelopment Agency, and the University of Montana

Looking Ahead

By engaging diverse stakeholders through multiple phases and various methods, the district aims to ensure that community voices are heard and integrated into property planning decisions that will serve the broader Missoula community's educational and civic needs. Community partners will be re-engaged in September to review plan alternatives and explore how options may align with the identified needs of the MCPS community.

MCPS Properties Plan

Dickinson Building - Learning Session Summary and Highlights

Updated July 7, 2025

Session Overview

Event Information

The Dickinson Building Learning Session was held on May 6, 2025 at the Lifelong Learning Center. Attendance included: Lifelong Learning Center Leaders: Jodie Rasmussen, Adult Education Director, Charlene Nyberg, Adult Education Supervisor, Renee Bentham, Academic Success Program Department Chair; MCPS Properties Plan Consulting Team Members: Max Grebe, Kate Dinsmore, and Rachel Huff-Doria; and MCPS Planning Committee Members: Micah Hill, MCPS Superintendent and Keegan Witt, MCPS Board Trustee.

Learning Session Purpose

- Share the purpose, process, and context of the MCPS Properties Plan.
- Learn more about how the Dickinson Building is in current use, including what is functional in the space, relevant updates, what value and connection is created from the space with individuals in the program.
- Learn more about the needs and priorities for space, including potential future needs of MCPS Adult Learning Division.

Background Information:

The Lifelong Learning Center (LLC) is the MCPS Adult Education Division housed in the Dickinson Building. The LLC serves students 16 years and older and offers workforce training, academic essentials, an array of community classes, and career training in the Missoula area.

LLC's Academic Success Program (ASP) serves students who did not complete High School, ESL students, and adults needing career or academic assistance to get ready for college, trade schools, or apprenticeships.

The ASP program serves MACO District 11 (Missoula, Ravalli, Mineral counties) with WIOA Title II Adult Education Funds through a performance-funded competitive RFP. The program has several funding sources, including High School and Elementary permissive levies, fee-for-service programs, federal and state grants, other grants, and fee-based classes.

In FY25 to date, the LLC Academic Success Program has graduated 110 students with High School Equivalency diplomas. The program has seen a 26% increase in students this year, and has served 585 students, including 199 ESL students, and 139 16-18-year-old students who dropped out of high school. LLC's workforce and community programs continue to grow and average 12,000 student registrations and over 1,600 classes per year.

Funding is challenging with uncertainty around federal grants and maintaining the building.

MCPS Adult Learning Division Overview
"Hero" Video about Lifelong Learning Center
LLC Statistics
MCPS Properties Plan Overview
MCPS Properties Plan Overview Document

Session Key Findings

Context and Questions on MCPS Properties Plan

The consulting team and planning committee reviewed the MCPS Properties Plan purpose, scope and timeline that can also be found here.

LLC staff shared that they feel this is an opportunity to demonstrate the value they provide as part of MCPS. They shared that past conversations about transforming the Dickinson building into a "middle school", charging them rent, or moving the program to locations like Mount Jumbo, which is not centrally located or easily accessible for students, has created uncertainty for them.

Understanding Dickinson Building Space and Connection

Current Use, Impact, and Connection with Space

Space Usage

The Adult Learning Division operates with extended hours (5am-10pm, six days a week). Evening use is at capacity and reveals how the building adapts to working adults' schedules.

Weekend programming serves diverse community needs through activities ranging from computer and digital literacy classes, HiSET and GED testing, and community classes, to on-site workforce training programs and clinical hours.

An Accessible Central Location

The Dickinson Building's central location emerged as a valuable asset, serving as an accessibility anchor for adult learners. The building's position on bus lines and its pedestrian-friendly setting lowers transportation barriers that may prevent adult students from accessing education.

Building Features that Support Community

The building's design promotes academic focus and community building through certain features:

- Single level which supports ADA accessibility
- Flexible classroom space with folding walls allows instructors to combine classes for collaborative learning and projects
- Quiet academic wings provide focused learning environments
- Common student areas foster community connections and safety
- The gym provides a large space for an array of events and purposes, including GED/ HiSET graduation, community Active Shooter and self-defense training from the police department, health and wellness classes, and acting as a polling place for Missoula County Election
- Integrated service spaces streamline collaboration with partner organizations like the Human Resource Council, the Job Service, and Summit Career Training

Quotes on Building Features and Use:

> *"We serve students in the pre-release program. This space allows us to have organizations, like HRC that work with youth, enroll them right here in our space." – LLC Staff Member*
>
> *"There's a common student area that promotes community. People get to know each other - they feel safe. Some students have not known success in education. Some students from other parts of the world, have not known safety. Safety is an important part of the program." – LLC Staff Member*

Co-Location Benefits

The building's proximity to key community services (Job Services, HRC, pre-release center, Vocational Rehab) creates a "hub effect" where students, and parents of K-12 students who are taking English as a Second Language (ESL) courses can access multiple services with reduced transportation challenges.

Investments in Specialized Programming and Space

LLC has made investments and partnerships with industries that enable specialized programming and equipment:

- Healthcare Clinicals simulation space with permanent equipment donated by local businesses allows career exploration and prepares students for industry-recognized certifications and credentials
- Multi-use classrooms accommodate diverse programs from ESL to wellness, cooking, sewing, computer, and medical certifications
- Standardized Testing room was created to have the required security features, including observation windows and secure servers for GED, HiSET, Pearson Vue, Medical Certifications (Dental, Phlebotomy, MA, CNA, EKG, Limited RAD Tech), Intuit, and other standardized testing.
- Some of the other investments made to the Dickinson building with Adult Education funds include: updated electrical to accommodate classroom needs such as; computer labs, classroom computers, kilns and stoves; updated network, phone and PA system (now over 15 years old and needs updated again) plumbing repair and updating in some rooms, updated lighting in some rooms; asbestos removal: carpet and laminate flooring in most rooms; repaired and refinished gym and 130 fitness room floor: paint in most of the building interior spaces; classroom remodels to multi-use spaces; exhaust fans for multiple rooms; updated security system and cameras; installation of building wide Wifi; AC units in most rooms; remodeled front office for customer service and safety; buried downspouts and installed sumps in parking lot to reduce icy conditions and accidents; ADA parking upgrades; expanded parking lot with added lighting and increased shoulders for safety in parking lot.

Current Space Needs and Challenges

Infrastructure Limitations

The building's aging infrastructure creates ongoing operational challenges:

- Original 1960 boiler system is failing and needs to be replaced within two years at an estimated cost of over one million dollars. The failing boiler system has caused major temperature regulation challenges, leaks that have led to mold and moisture issues, and loud noises that disrupt instruction.
- The parking lot has been reworked to prevent safety hazards, and needs additional investment to seal and restripe parking spaces for ADA parking
- Inadequate electrical systems supply limit functionality and are outdated for example, many rooms have lights that are turned on and off by flipping breakers in the breaker box.
- Asbestos is everywhere in the building, from the tile flooring to the ceiling tiles, and is costly to mitigate to make building improvements

- Plumbing is original and failing; there are lead and cast iron pipes that are crumbling, causing drainage problems and backups.
- The fire system no longer functions reliably and needs to be replaced
- AC units in 6 rooms are 25 years old and need to be replaced
- Windows are the original glazed single pane with aluminum frames, which don't properly open/close affecting classroom comfort

Capacity Constraints

The building has reached capacity during peak times, particularly during evening hours (5:30-8:30 PM) creating waiting lists for popular programs, and for key multi-use classroom spaces (ex: Sewing and cooking are offered in the same space.)

Multi-use classroom spaces that hold large, specialized equipment, result in LLC staff needing to expend time and energy moving large equipment (ex: plumbing, drywall materials) in and out of spaces.

Technology Infrastructure

Limited and outdated network capacity and wiring and inadequate server space

Future Vision & Opportunities

- Shared trade center concept: Rather than duplicating expensive equipment across multiple schools, LLC staff members proposed a centralized trade center managed by LLC that could serve both high school students and adult learners.
- Integration and recognition with MCPS: LLC leaders shared that the program is growing and there are opportunities to support additional MCPS initiatives, such as supporting educator and staff professional development – and for LLC to be recognized as an integral part of MCPS that is part of the shared core purpose of engaging all students in a high-quality education that empowers, inspires, and prepares each student from cradle to career.
- Outdoor space: LLC does not heavily utilize the existing playground and field; however, the green space is used by the nearby community.
- Integrated Service Hub: LLC staff members envision a larger building and specific spaces to support:
    - Trade, workforce, Academic Success Program, and community classes.
    - More space, particularly in the evenings, is needed to accommodate demand for the growing Academic Success Program and community classes.
    - Co-locating additional agencies and services, such as child care and refugee support services, that would strengthen community partnerships

Closing and Next Steps

This learning session summary and highlights were shared with Lifelong Learning Center participants for accuracy and transparency. LLC participants offered corrections, further context, and additional information that has been incorporated into this summary. The information will then be shared and discussed with the Planning Committee and referred to for the MCPS Properties Plan.

LLC leaders were also invited to share and participate in an online survey that is open to the public on the MCPS Properties plan site. The planning team will aim to keep LLC leaders informed of building alternatives, as they are developed, and coordinate with LLC leaders on the September open house events.

MCPS Properties Plan
Fort Missoula Property - Learning Session Summary and Highlights

July 9, 2025

Session Overview

Event Information

The Fort Missoula Property Learning Session was held on May 24, 2025 at the Agriculture Center. Attendance included: MCPS Agriculture Program leaders and teachers, FFA Alumni leaders, parents of current and graduated FFA and 4-H students, and community members; MCPS Properties Plan Consulting Team Members: Max Grebe, Kate Dinsmore, and Rachel Huff-Doria; and MCPS Planning Committee Members: Micah Hill, MCPS Superintendent, Burley McWilliams, Director of Facilities and Operations and Jenny Walsh, MCPS Board Trustee.

Learning Session Purpose:

- Share the purpose, process, and context of the MCPS Properties Plan.
- Learn about the FFA or Agriculture Department's connection to the property
- Better understand the history and stories related to the property
- Understand current use, challenges, and constraints of the agricultural program as it relates to the property
- Explore the future vision and needs for the program

Background Information:

The MCPS Ag Center operates on approximately 50 acres of land given to MCPS by Fort Missoula in 1970 for educational purposes. The original farm center operated at Fort Field until the mid-1990s when operations moved to the current location. The Fort Field has been used as irrigated pasture for livestock since 1970. The property includes the main Ag Center and the Fort Field (17 acres), which serves as irrigated pasture for the cattle and sheep herds. The program operates as a vertically integrated farm where animals are bred, born, fed, processed, and sold on-site.

MCPS Ag Center Program Overview

- Connected communities include: Missoula FFA Alumni (~120 members), Ag Center teachers, Advisory Board, and Stakeholders (community members, non-profit organizations, and local businesses)
- 2024 economic impact: Alumni contributed $122,000 directly to students; students generated $90,000 from farm-based projects; program contributed $182,000 in economic development to the community
- Student financial literacy: Students manage AET (Agricultural Experience Tracker) records, including P&L statements, cash flow, and asset tracking
- 2024 Economic Impact
- MCPS Ag Ed Department Presentation

MCPS Properties Plan Overview

- MCPS Properties Plan Overview Document

Session Key Findings

Context and Questions on MCPS Properties Plan

The consulting team and planning committee reviewed the MCPS Properties Plan purpose, scope and timeline that can also be found here.

Participants asked a number of questions and shared concerns with the planning team. The primary concern is losing the agricultural land (the Fort Missoula property) that supports the program. Participants also asked why this property was included in the plan. District officials shared that the property receives inquiries from various groups about wanting to purchase or use it. The purpose of this planning process is not a predetermined sale, but an information-gathering effort to help trustees make informed long-term decisions about property use.

There were additional questions and discussion about how this process could further support the ag program, such as an opportunity for long-term protection and conservation easements or additional investment in the property if other land is sold.

Understanding Fort Missoula Property Space and Connection

Current Educational Use

Ag leaders shared that the Fort Missoula property represents fertile ground, producing over 80% of grazing for cattle and sheep herds. The property serves as a "living laboratory" where students engage in:

- Animal husbandry and rotational grazing systems
- Supervised Agricultural Experience (SAE) projects
- Grant writing and farm management
- Vertically integrated agricultural operations

Current Use, Impact, and Connection with Space

Space Usage

The Ag Department uses the Fort Missoula property as highly productive irrigated pasture essential for rotational grazing. They noted the importance of recovery time – like athletic fields, the land requires periods of non-use for regeneration. On the property they currently use wheel lines and hand lines for irrigation; pivot irrigation systems are planned. Individual students can access multiple acres for crop production projects

Educational Impact

The program has achieved national recognition, with students winning national FFA contests in the last five years. The department and facilities include:

- The largest meat processing facility in the state for educational purposes
- Comprehensive animal science and agricultural education programs
- Career pathway development (veterinary science, agronomy, agricultural business)

Community Connection

Community members will often walk the trails and observe the animals and farming operations. Additionally, the students contribute to local economy through livestock sales and agricultural projects.

Current Space Needs and Challenges

Infrastructure and Maintenance

- Self-Sustaining: Program receives $7,000 from district; sustains operations through grants and farm revenue

- Fence Maintenance: Annual repairs needed due to public park interface
- Equipment: Maintains tractors, water lines, and livestock facilities independently

Minor Community and Park Conflicts

Because of the proximity to Fort Missoula Park, there are occasional conflicts with recreational users, including fence damage from climbing. The Ag Department also receives “welfare check” calls from concerned community members who are less familiar with livestock operations.

Operational Constraints

Ag leaders shared that without access to this property, the program would lose:

- Sheep and beef cattle programs
- Rotational grazing capabilities
- Student project opportunities
- Economic contributions to community

Future Vision & Opportunities

Proposed Infrastructure Improvements

- Pivot Irrigation: Donor funding secured for one pivot; conservation district partnership for second pivot
- Water Rights: School district holds legal water rights for improved irrigation
- Soil Quality: Fort Field contains the best soil on the property for agricultural production

Educational Expansion

- Regenerative Agriculture: Program embraces progressive farming methods
- Individual Student Projects: Capacity to support multi-acre student enterprises
- Career Development: Pipeline for agricultural careers, including recent graduate pursuing advanced degrees in agronomy

Community Partnerships

- Grant Writing: Successful track record of securing $100,000+ grants
- Industry Connections: Strong relationships with local farmers, ranchers, and agricultural businesses
- Conservation Partnerships: Collaboration with conservation districts for infrastructure improvements

Closing and Next Steps

This learning session summary and highlights will be shared with Ag leaders for accuracy and transparency. The information will be shared and discussed with the Planning Committee and referred to for the MCPS Properties Plan.

Participants were invited to complete the online survey available on the MCPS Properties Plan website and encouraged to share additional information or letters of support via email to the planning team.

MCPS Properties Plan

Prescott Property – Rattlesnake Meetings

June 24, 2025 Rattlesnake Transportation Meeting

July 29, 2025 Lower Rattlesnake Leadership Team Meeting

Session Overview

Event Information

Kate Dinsmore attended the June 24, 2025 Rattlesnake Transportation Meeting that was attended by approximately 20 residents. The purpose of the meeting was to brainstorm the future of the Prescott School property. Kate Dinsmore and Rachel Huff-Doria attended the July 29, 2025 Lower Rattlesnake Leadership Team meeting to provide an update on the MCPS Properties Plan and discuss the Prescott School property.

June 24, 2025 Session Key Findings

Neighborhood Vision for Prescott Property

- Want the space to be occupied
    - Pre-k, Parks and Rec, adult learning, training for daycare operation, learning labs
- Open space is important to the neighborhood
    - It's a popular sledding hill
    - The flat area is valued because there isn't a lot of flat open space in the neighborhood
- Community center
    - When the building was a school, it acted as a community center
- Housing in same footprint as school
    - Want teachers to be able to afford to live in the same district they teach in
- Education use
- Adaptive reuse of the building to support the public availability and use of the open space

Concerns about the Property

- Once the property is no longer in public ownership, it's gone
- Playground is not in great shape, but there's a lot of potential
- Property is slowly deteriorating and don't want the property to continue to deteriorate

- Maintenance concerns for open space
    - Sidewalks aren’t shoveled

Potential Partnership/Funding Options

- Friends of Prescott group: includes about 40 people that are willing to volunteer and are dedicated to the property
- Neighborhood SID
- City Open Space funds
- Utilize building for adaptive reuse project to pay for open space

July 29, 2025 Session Key Findings

Potential Property Uses for Prescott Property

- Rec Space
- Community Center
- Child & Adult Recreation
- Swimming Pool
- Home Resource/MUD annex

Goals for Property

- Want to maintain as open space and keep property open to the public
- Don’t want it to be private residential use, but teacher housing would be acceptable utilizing the existing building. Don’t want to see a development like at the Lincoln School.
- Conservation easement or mechanism that ensures the property won’t be subdivided.

Closing and Next Steps

An update on the MCPS Properties Plan will be provided at the Lower Rattlesnake Annual Meeting the week of October 20th.

MCPS Properties Plan

Seeley-Swan Property - Learning Session

July 23, 2025

Session Overview

Event Information

Virtual 1 on 1s took place with the current Principal of Seeley Swan High School and the Director of the Seeley Lake Community Foundation on May 7, 2025 and July 1, 2025. The purpose of the meetings were to better understand the current use and future vision for the Seeley-Swan Property and nearby community. The meetings were led by Rachel Huff-Doria on the MCPS consultant team.

Learning Session Purpose

- Share the purpose, process, and context of the MCPS Properties Plan
- Learn about current community use of the property including school, recreational activities and partnerships
- Understand community priorities and concerns regarding property development

Background Information

The Seeley Lake property encompasses significant acreage north of the football fields and includes various recreational amenities that serve both the school district and broader community. The property features multiple recreational uses and connects to surrounding natural areas, making it a valuable community asset.

Current property features include:

- 18-hole disc golf course spanning the entire property
- Walking trail along the creek (installed by Community Foundation)
- Discus cage for athletic programs
- ATV access point to DNRC property
- Natural green space and creek frontage

Session Key Findings

Understanding Current Property Use and Connection

Current Recreational Use

Disc Golf Course The 18-hole disc golf course represents a significant community asset that attracts users from across the United States. The course:

- Extends throughout the property, starting at the south end of the football field
- Is maintained through summer tournaments organized by local teachers
- Draws regional and national visitors, contributing to local tourism
- Provides year-round recreational opportunities for community members

Walking Trail System The creek-side walking trail serves as an important community recreational resource:

- Installed by the Community Foundation several years ago
- Used regularly by community members
- Extends from the main road to the creek property boundary
- Provides accessible recreation for residents of varying fitness levels

Athletic Facilities The discus cage serves essential safety functions for school athletic programs:

- Provides the only safe location for discus throwing outside of the football field
- Supports track and field programs at the high school level
- Ensures student and spectator safety during athletic events

Community Access and Transportation

The property serves as a popular ATV access point to DNRC lands, supporting recreational access to public forests and trails. This use connects the school property to broader recreational opportunities in the region.

Current Property Needs and Challenges

Infrastructure Considerations

There are several infrastructure challenges that impact potential development:

- Previous soil testing showed high nutrient levels that significantly increase septic system costs and restrictions
- Sewer infrastructure limitations make housing development cost-prohibitive without city sewer extension

- The property's distance from existing city services creates additional development challenges

Transportation and Connectivity

Community members identified transportation infrastructure needs:

- Past community interest in bike path connectivity from Highway 83 to Airport Road
- Existing bike path from highway to high school is too narrow and steep to continue
- Alternative routing through the property could support community connectivity goals

Future Vision & Opportunities

Housing Development Potential

Workforce Housing Needs Community members identified significant local housing challenges:

- Critical need for affordable housing for teachers, school staff members, and essential community workers
- Forest Service personnel face similar housing shortages
- Market-rate housing prices exceed affordability for public sector employees
- Previous housing discussions occurred approximately 5 years ago but were suspended due to infrastructure costs

Infrastructure Dependencies Future housing development depends on resolving sewer infrastructure challenges:

- City sewer extension could make development economically viable
- High school is too distant to connect to the sewer system
- Soil conditions require specialized septic solutions that significantly increase costs
- Infrastructure improvements could reduce per-unit development costs to more manageable levels

Recreational Facility Expansion

Community Pool Concept The Lions Club has expressed interest in developing a full-size indoor pool facility, though it is viewed as ambitious given funding and infrastructure challenges.

Outdoor Classroom Development Plans exist for expanding outdoor educational opportunities:

- Proposed outdoor classroom near the walking trail
- Could utilize western portion of the property
- Connects to existing trail system and natural features

Multi-Use Pathway Development

Community interest exists in developing multi-use pathways that could serve both recreational and transportation needs while maintaining the area's natural character.

Community Engagement Considerations

Engagement Fatigue

Community members expressed concern about engagement processes that raise expectations without delivering tangible outcomes:

- Previous planning processes have generated community excitement but limited follow-through
- Residents feel "surveyed out" and want to see concrete action before investing time in additional planning
- Multiple agencies conducting separate engagement processes create burden on the Seeley community

Realistic Expectations

When engaging with the broader community, it was emphasized the importance of:

- Clear communication about what changes are realistically possible
- Honest discussion of funding and implementation timelines
- Recognition of existing successful uses that should be preserved
- Understanding of local capacity and resources for supporting new initiatives

Closing and Next Steps

This learning session summary and highlights will be shared with participants for accuracy and transparency. The information will be shared and discussed with the Planning Committee and referred to for the MCPS Properties Plan.

APPENDIX A.5

BUILDING TOUR SUMMARIES

Building Tour and Input Session Summary

The public was invited to attend one or all of the Building Tour and Input Sessions to share and discuss property options, explore building conditions, and gather feedback on how proposals meet the District's Core Purpose.

MCPS leadership, Planning Committee Members, and the Consultant Team provided building tours, answered and asked questions, and engaged in dialogue with community members.

Attendance

Over 200 people attended a Building Tour and Input Session. Representation included MCPS Board Trustees, MCPS leadership, Planning Committee members, members of the public who also represented nearby members of the community, property neighbors, MCPS families, MCPS alumni, and interested stakeholders from public agencies, non-profit organizations, businesses, and development.

Range of Community Sentiment and Feedback

There was a range of diverse viewpoints expressed, including:

- Primary concern and interest is for the local / nearby / in use property
- Desire for more indoor public or accessible spaces to accommodate community and neighborhood needs
- Strong community ownership of and desire to retain access to property green spaces and parks
- Feelings of loss, and some distrust, from the closing of former neighborhood schools
- Public land should remain permanently available to the public
- Properties are a high cost for the public to maintain, and increasing taxes is undesirable
- A growing understanding of MCPS financial constraints and how funding for schools work

Whittier Building - September 15, 2025

- Desire to see Child Start continue to operate in this space
- The importance of the Park and green space for the community – “the heart of the Northside”
- Strong community interest in use of and caring for space

Administration Building - September 15, 2025

- Some desired to see Robotics Club to continue to operate in this space

- Others desired to see Robotics Club have dedicated space that meets their needs, including geographical location needs (does not have to be Administration)
- General enthusiasm over seeing what the Administration Building could become or be used for

Cold Springs Building - September 16, 2025

- Desire to see existing community programs, in particular child care continue to operate in this space
- Feelings of community loss that there is no longer a community school at Cold Springs; and that this neighborhood feels overlooked
- Importance of Park and green space to nearby community due to lack of connectivity to park spaces
- Strong community interest in use of and caring for space

Dickinson Building - September 16, 2025

- Desire to see LLC continue its operation
- Curiosity about partnering with LLC or using the Property as a joint space for other community initiatives; ex: UM and Indigenous learning and gathering space

Prescott Building - September 17, 2025

- Importance of Park and green space to nearby community
- Importance of historical significance of building and property
- Desire from some to see a return of a community school
- Misconception that decisions have already been made about property, and that it is being coordinated in tandem with City zone / code reform work
- Strong split opinions on the need for housing / desire to not have housing on this property
- Desire to have a local or public meeting space in the neighborhood
- Strong community interest in use of and caring for space

Mount Jumbo Building - September 17, 2025

- Desire to see “Friends of the Children” continue to operate in this space
- The importance of the Park and green space for the community
- Desire to access the gym; noted lack of indoor activities
- Desire to have a local or public meeting space that is within the community
- Strong community interest in use of and caring for space
- Nearby development and community input in process

APPENDIX A.6

EMAIL COMMENTS

MCPS Properties Plan

From Court Z <courtney71186@icloud.com>
Date Wed 5/21/2025 9:14 AM
To Engage <Engage@wgmgroup.com>

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Hi,

I think it’s great that you are taking input on what to do with these buildings.

I think all buildings that are in prime Missoula real estate: anything from reserve street to university and south hills to Northside should be sold and the money should go back into the community in the form of stopping tax levies and mills. The buildings on the outskirts of town should be utilized for family low income housing without renovation.

I don’t believe we serve the communities housing shortage or the un houses by providing low/no income housing in prime real estate locations as it results in us ultimately serving less people in need and most of our working class citizens are being pushed to the outskirts of town while our city subsidizes river front housing. It’s just not good for the city and ultimately serves less people. The value in realestate is the location sell these buildings and use the money to reduce taxes and to invest in buildings out on mullan and west Broadway for low/no income citizen housing and bus lines. This will ultimately serve more people in need and help reduce housing costs for the housed as well.
Daycares are for profit local businesses and the city should not be competing with these businesses. However creating a zero barrier childcare voucher for existing day cares and offering childcare at some of our WIC locations would be instrumental to single and struggling parents.

The average Missoulian is paying 6k in property taxes a year on their home, to give you an idea of how much that is we payed $12500 on our principle last year. We need to adjust these numbers and stop levying and millage. The city does not operate within their budget and the states new property tax bill is going to reduce the budget down even more. We need to be ahead of this and start cutting costs. We do not need more parks, we need less spending especially as we enter these very uncertain economic times ahead. Though I do appreciate how beautiful and incredible you have made Missoula parks and trails, just don’t think this is the time for it.

Thank you
And please keep me informed on future meetups on the issue. I have a lot of ideas and am very excited for all you are doing for the great city of Missoula and its citizens.
Keep up the good work and thank you again for asking for input! It means a lot to us!

Courtney Zehring
458.225.4826

Outlook

Re: The Administration Building

From Missoula Robotics <team3216@gmail.com>
Date Wed 6/4/2025 4:38 PM
To Kate Dinsmore <kdinsmore@wgmgroup.com>
Cc Engage <Engage@wgmgroup.com>; rachelhuffdoria@gmail.com <rachelhuffdoria@gmail.com>; Max D. Grebe <maxg@lpwarchitecture.com>; Burley McWilliams <bmcwilliams@mcpsmt.org>; Micah Hill <mhill@mcpsmt.org>

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Dear Kate and Engage team -

Thank you so much for your prompt response and your desire to set up a meeting to learn more about the vision for the Missoula Robotics Center in the former administration building.

My name is Susan Sullivan. I am a mentor and administrative assistant for the team. The best time for us to meet with your group would be Monday, June 9th, after 4 PM. Our coaches and mentors would be available during this time because it is our last meeting of the year before we scatter for the summer.

If that time does not work, I am available almost any time until June 13th before I leave for two months. You will get fewer of us at another time, but we will make it work as well as we can. Hopefully, Monday, June 9th, after 4 PM works for your team.

Thank you again - we look forward to setting up this important meeting.

Susan
541-520-3567

On Wed, Jun 4, 2025 at 1:09 PM Kate Dinsmore <kdinsmore@wgmgroup.com> wrote:

> Hi,
>
> Thanks for the information on the Missoula Robotics Team. We would like to set up a meeting to learn more about your space needs. What’s your availability for a meeting in the next few weeks? We can set up a virtual meeting. Our team has already completed a walkthrough of the building, so we are familiar with the space.

Thanks,

Kate

Kate Dinsmore, PLA, SITES AP
Landscape Architect

M: 406-531-4735 O: 406-728-4611
1111 East Broadway
Missoula, Montana 59802
www.wgmgroup.com

WGMGROUP
Community Values. Inspired Futures.

From: Missoula Robotics <team3216@gmail.com>
Sent: Tuesday, June 3, 2025 4:35 PM
To: Engage <Engage@wgmgroup.com>; Missoula Robotics <team3216@gmail.com>
Subject: The Administration Building

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Dear Properties Plan Team -

The Missoula Robotics Team currently occupies minimal space within the robotics building. The purpose of this email is to bring awareness to our team and what we do for students. We can offer so much more than what we do today if we are allowed to utilize more of the space within the building.

Please see the attached detailed overview for why we think we could utilize the space well. Please reach out for a time that we can walk through the building with you so we can describe in person what opportunities exist for the future if we were allowed more space.

Here are some key points:

Property Use: Administration Building

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-
- The former MCPS Administration Building is currently used by the Missoula Robotics Team
- (MRT) and an MCPS FIRST LEGO League (FLL) team, part of a globally recognized STEM program (FIRST).
-

-
-
- This co-location has already proven valuable: younger students are mentored by high school
- students, and program continuity from elementary through high school is strengthened.
-

-
-
- The building offers a central, non-school-specific location that increases accessibility
- and equity across the entire district.
-

Need for Permanent Robotics Space

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-
- Robotics in Missoula has outgrown its temporary, piecemeal spaces. The administration
- building is an ideal, underused facility that could become a permanent home for district-wide robotics programs.

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A dedicated robotics center would allow for:

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- Growth of existing programs.
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- Greater outreach to underserved student populations.
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- Long-term planning, equipment maintenance, and mentor continuity.
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- Hosting local and statewide robotics scrimmages, workshops, and community STEM events.
-

District Goals Alignment

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- FIRST robotics programs build real-world skills in leadership, engineering, teamwork,
- and problem-solving — all essential to college and career readiness.
-
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-
- These programs are aligned with current workforce development needs and Montana’s Headwaters
- Tech Hub designation, preparing students for STEM careers in Missoula and beyond.

-

Community Benefit and Partnerships

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-
- Robotics programs partner with local employers, STEM organizations, and initiatives.
-
-
-
-
-
- Robotics teams actively engage with the community by providing
- **robot**
- demonstrations at school STEAM nights (Paxson and Chief Charlo Elementary) and
- public events like the Western Montana Fair, sparking interest in STEM for hundreds of local families.
-
-
-
-
-
- A central robotics facility strengthens community collaboration, builds mentorship pipelines,
- and supports Montana’s long-term economic goals.
-

Equity and Inclusion

-
-
- A permanent, central robotics space serves students district-wide, ensuring equal access
- across schools and demographics.
-
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-
-

> - Robotics provides a safe, inclusive, and inspiring space where all students — regardless
> - of background or academic level — can thrive.
> -
>
> **Smart Use of Existing Property**
>
> -
> -
> - The administration building already serves this purpose effectively and with minimal
> - renovation.
> -
> -
> -
> -
> -
> - Continued use maximizes value for the district, avoids costly new construction, and meets
> - current educational needs without displacing other programs.
> -
>
> Thank you for your time, and we hope to hear from you soon!
>
> --
>
> **The Missoula Robotics Team**
> Team Website - missoularobotics.org
> Team Email - team3216@gmail.com
>
> Socials - linktr.ee/missoularobotics

--

The Missoula Robotics Team

Team Website - missoularobotics.org

Team Email - team3216@gmail.com

Socials - linktr.ee/missoularobotics

Outlook

RE: MCPS Properties Plan

From Kate Dinsmore <kdinsmore@wgmgroup.com>
Date Fri 6/6/2025 4:12 PM
To John Oetinger <johnoetinger@outlook.com>; Engage <Engage@wgmgroup.com>

Hi John,

Thank you for your interest in the project. When we finalize the schedule for the open houses, we will post the schedule on the website and will send out an email to everyone that provided their email as part of the survey.

For other meetings, the best resource is the Missoula County Public Schools calendar that's available online. Missoula County Public Schools / Calendar

The MCPS Properties Planning Committee has been meeting monthly to work on this project. We are not going to have committee meetings over the summer so the next meeting will be in August. We are likely to provide an update at a Board of Trustees meeting in either June or July, but we haven't finalized a date yet so checking the meeting agendas online is your best option to track when the project will be discussed.

If you have any specific questions, you can always reach out to me for an update.

Thanks,
Kate

Kate Dinsmore, PLA, SITES AP
Landscape Architect

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1111 East Broadway
Missoula, Montana 59802
www.wgmgroup.com

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From: John Oetinger <johnoetinger@outlook.com>
Sent: Thursday, June 5, 2025 11:28 AM
To: Engage <Engage@wgmgroup.com>
Subject: MCPS Properties Plan

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Hi,

I'm interested in following this as it progresses (I responded to the survey). Can you (is this something you do?) add me to a mailing list that notifies me of upcoming events, including but not necessarily limited to, open houses and MCPS meetings when it is on the agenda?

I see the timeline on the right of MCPS Properties Plan | Engage WGM Group . Just want to know when and where the events are scheduled.

Thanks

John Oetinger
1500 Sunflower Dr
Missoula MT, 59802, USA
406-370-7583
johnoetinger@outlook.com

Outlook

Missoula Robotics Follow Up

From Missoula Robotics <team3216@gmail.com>
Date Thu 6/12/2025 5:37 PM
To Kate Dinsmore <kdinsmore@wgmgroup.com>; Micah Hill <mhill@mcpsmt.org>; Burley McWilliams <bmcwilliams@mcpsmt.org>; Engage <Engage@wgmgroup.com>; Max D. Grebe <maxg@lpwarchitecture.com>; rachelhuffdoria@gmail.com <rachelhuffdoria@gmail.com>

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Dear Engage Team -

Thank you so much for making time for us yesterday afternoon. What a pleasure it was to get to know you somewhat and understand the passion that you have for this difficult project. It means a lot that you have an interest in learning more about what we offer students and the district, and we are willing to talk more if the need arises. Here is what I promised in follow up:

1. I mentioned that there is nothing like FIRST that prepares students for their life after high school. Here is a short video from FIRST that describes the benefits and you will see the competitions, as well as the different levels of the program, explained better than I did yesterday. Missoula is fortunate to have all levels offered currently, and we can do even better if we have a dedicated space for robotics.
2. We also discussed the Regional Tech Hubs as it relates to Missoula and Montana. Here is a link for more information. Sometimes this kind of stuff gets buried in all of the other news, but it is of critical importance to the future of our communities. It is vital that the school district and our team partner as best we can to fill the pipeline for this growth with students who are ready to meet that future for Missoula and Montana.
3. In addition, I thought you might enjoy this 3-minute video of our team in the Boise competition. We are team 3216 on the right side of the screen with red bumpers. I think you should turn up the volume to hear the announcer. These competitions often have a "pick and place" task, and this year, we learned that the object to place would be a PVC pipe, which was called coral, on the structure, which was called a reef. From the first weekend in January, we had a few weeks to design, fabricate, assemble, and program a robot to do that task. For the first 15 seconds, you will see the robot without a driver - that is the autonomous period, and it is just programming that enables task completion. After that, there is a 2 person drive team working together to perform the task for the rest of the video. We are working with two other teams in random alliances throughout the qualification rounds of the competition. We had our best year ever, placing

Even though I will be gone for a while this summer, please reach out should you think of anything else you need from us.

If you have time, stop by the fairgrounds pavilion on August 5th between noon and 2 to see all three levels of FIRST teams who currently utilize the administration building.

Good luck with the arduous task ahead. It is incredibly complicated to decide the best use of the spaces for the programs that exist. I hope that our short time together gave you the opportunity to begin to understand what we offer the district students.

Susan Sullivan,
on behalf of

The Missoula Robotics Team

Team Website - missoularobotics.org

Team Email - team3216@gmail.com

Socials - linktr.ee/missoularobotics

Outlook

Prescott School thoughts

From tc / la <sombra@mail.centric.net>
Date Wed 6/25/2025 7:50 AM
To Engage <Engage@wgmgroup.com>

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

I was at the June 24 meeting about the future of Prescott School. Here are my thoughts and concerns: it's hard to predict the future. Use Mount Jumbo School and the old Lincoln School as examples. Please maintain the Prescott property in MCPS ownership. Seek out state or federal grants to cover the costs of demolishing the current building. Once that property is in private ownership it cannot be used for public benefit. thanks, tom cook, lower Rattlesnake

Outlook

RE: MCPS Properties Plan - Building Tours and Input Sessions

From Kate Dinsmore <kdinsmore@wgmgroup.com>
Date Tue 8/26/2025 9:30 AM
To Watson, Vicki <vicki.watson@mso.umt.edu>

Hi Vicki,

At a high level, MCPS is trying to figure out how to best utilize and get value out of the properties while meeting the mission of MCPS to educate students. The challenge is that the buildings included in this study need a lot of maintenance. Mostly, that maintenance has been deferred so that funds could be used in the buildings actively being used for K-12 education. There currently is no funding identified for major expenses such as new boilers and roofs.

In some cases, the buildings are located in areas where it makes sense for MCPS to retain the property to have flexibility to accommodate future growth and school capacity. In other cases, the property doesn't meet the needs for a contemporary school and isn't in a location where growth is anticipated. We've put together a range of options and will be looking for community feedback. The options range from selling properties to maintaining properties. It just depends on the specific property.

We have had discussions and continue to have discussions on utilizing some of the buildings as community centers. The challenge is that there isn't an entity that has the capacity and funding to run a community center. This could be a wonderful solution for the community if there is a partner available.

With this round of public engagement, we're sharing ideas and asking for feedback, but we're still open to other ideas from the community. However, I'm trying to keep the plan realistic so that the recommendations can be implemented. I don't want to put the idea out there for a community center without a partner identified, but we can recommend using an RFP process to restrict the sale of a property to a mission-aligned developer.

Thanks for your input and let me know if you have any additional questions.

Kate Dinsmore, PLA, SITES AP
Landscape Architect • WGM Group

From: Watson, Vicki <vicki.watson@mso.umt.edu>
Sent: Monday, August 25, 2025 9:38 PM
To: Kate Dinsmore <kdinsmore@wgmgroup.com>
Subject: RE: MCPS Properties Plan - Building Tours and Input Sessions

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Thanks, Kate. Is Missoula County proposing to sell these properties?
or is it asking for suggestions to maximize public use of the buildings?
Many of them seem like they could be good neighborhood community centers.
Vicki Watson

From: Kate Dinsmore <kdinsmore@wgmgroup.com>
Sent: Monday, August 25, 2025 2:38 PM
To: Watson, Vicki <vicki.watson@mso.umt.edu>
Subject: MCPS Properties Plan - Building Tours and Input Sessions

MCPS Properties Plan - Building Tours and Input Sessions - Save the Date

Join us September 15-17 for community input opportunities on the MCPS Properties Plan. Missoula County Public Schools invites you to attend any or all of six “Building Tours and Input Sessions” to provide feedback on the MCPS Properties Plan.

What to Expect

- Guided tours of each building
- Learn about current building conditions and usage
- Review proposed plan alternatives for all 14 properties
- Share your feedback and participate in discussion

Schedule

Monday, September 15

- 3:30 - 5:30 PM: Whittier Building - 1001 Worden Ave, Missoula, MT 59802
- 6:00 - 8:00 PM: Administration Building – 215 S 6th Street West, Missoula, MT 59801

Tuesday, September 16

- 3:30 - 5:30 PM: Cold Springs Building - 2625 Briggs St, Missoula, MT 59803
- 6:00 - 8:00 PM: Dickinson Building (Lifelong Learning Center) - 310 S Curtis St, Missoula, MT 59801

Wednesday, September 17

- 3:30 - 5:30 PM: Prescott Building - 1100 Harrison St, Missoula, MT 59802
- 6:00 - 8:00 PM: Mount Jumbo Building - 735 Michigan Ave, Missoula, MT 59802

About the MCPS Properties Plan

MCPS owns 14 properties that include parcels of land and buildings that are vacant, underutilized, or currently rented to other organizations. To determine how these properties can best serve our district's growing needs, the Board of Trustees has initiated a comprehensive planning process.

The planning is led by WGM Group, Inc. and a Planning Committee of Board Trustees, MCPS leaders, and community partners. Together, they will provide recommendations to the Board on the best possible use for each property—which may include maintaining current usage.

Our goal is to ensure all properties support MCPS's Core Purpose: to engage all students in high-quality education that empowers, inspires, and prepares each child for their future.
Additional information on the project is available at: https://engage.wgmgroup.com/mcps-properties-plan.

Property assessments for each building and property will be available on the project website September 15, 2025. To supplement the Building Tours and Input Sessions, an online participation opportunity will be available from September 15 - October 10, 2025. Comments are welcome at any time during the project.

Questions? Contact **engage@wgmgroup.com** or call (406) 728-4611.

Kate Dinsmore, PLA, SITES AP
Landscape Architect

M: 406-531-4735 O: 406-728-4611
1111 East Broadway
Missoula, Montana 59802
www.wgmgroup.com

Outlook

FW: Info on MCPS review

From Kate Dinsmore <kdinsmore@wgmgroup.com>
Date Tue 8/26/2025 9:30 AM
To Engage <Engage@wgmgroup.com>

Kate Dinsmore, PLA, SITES AP
Landscape Architect • WGM Group

From: A Evenden <boulderdraw@gmail.com>
Sent: Monday, August 25, 2025 4:51 PM
To: Kate Dinsmore <kdinsmore@wgmgroup.com>
Subject: Re: Info on MCPS review

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Thank you so much Kate. I appreciate you taking the time to visit with me this afternoon. I'll let you know if I have any great ideas re. resources for Prescott.

One thing that would be helpful to know are the cost estimates for the following, when you have them:

1) total value of Prescott Property if to be sold
2) cost of deferred maintenance projects - boiler and roof repairs
3) ballpark cost to renovate building (understanding that would depend on anticipated use)

Best to you,
Angie

On Mon, Aug 25, 2025 at 10:26 AM Kate Dinsmore <kdinsmore@wgmgroup.com> wrote:

> Hi Angie,
>
> Thanks for calling this morning. Your email was in my junk folder, so I didn’t see it until today. We have drafts of the property assessments and options for the properties that are in the process of being finalized. They will be available on the project website on September 15th. The Building Tours and Input Sessions will be held September 15th through 17th. There will be an opportunity to respond to the property assessments and options for the properties on the website from September 15th to October 10th.
>
> I’ve attached more information on the Building Tours and Input Sessions. Please share this information with your neighbors and friends. We’ll be sending this information out via email through several channels this week.

If you have additional questions, please give me a call.

Thanks,
Kate

Kate Dinsmore, PLA, SITES AP
Landscape Architect

M: 406-531-4735 O: 406-728-4611
1111 East Broadway
Missoula, Montana 59802
www.wgmgroup.com

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From: A Evenden <boulderdraw@gmail.com>
Sent: Monday, August 11, 2025 2:10 PM
To: Kate Dinsmore <kdinsmore@wgmgroup.com>
Subject: Info on MCPS review

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Hello Kate,

I am interested in details on the planning process you are engaged with concerning the Missoula County School District vacant properties review. I am a home owner adjacent to Prescott school and am deeply concerned about the future of this property. I provided input through the online MCPS survey earlier this summer and am interested in seeing the property be retained for public use as an educational facility and green space for the neighborhood. I have been a home owner here for 35 years.

My questions for you. Would you please provide a copy to me of any detailed report that you have put together on the 14 properties, including Prescott. The info on the website is so skeletal it is not clear what the range of input received is. I assume that there is a full report that is available to the public for review, since this effort is publicly funded.

What are the planned dates for presenting the results of the survey and gatherings in which you are seeking additional input. I would like to put those on the calendar, especially with respect to Prescott.

Please add my email above to the mailing list for this effort so that I am notified of all opportunities for participation in a timely manner. The meeting that was held earlier this summer on very short notice on the Prescott School grounds was not widely announced.

Finally, is there an opportunity to speak with you directly about Prescott. Please let me know.

Thank you for your assistance,

Angie Evenden

Outlook

RE: MCPS Properties Plan - Building Tours and Input Sessions

From Kate Dinsmore <kdinsmore@wgmgroup.com>
Date Tue 8/26/2025 2:05 PM
To David Brooks <missoulabrooks@gmail.com>

Hi David,

We'll be available to discuss all 14 properties at each of the 6 events. We wanted to give people an opportunity to see the condition of the buildings, so we chose to host these meetings at those locations. The intent is to talk about all the properties at all the locations. If you're only interested in the Duncan Drive and Rattlesnake properties, you can choose to attend whichever meeting is most convenient for you.

Kate Dinsmore, PLA, SITES AP
Landscape Architect • WGM Group

From: David Brooks <missoulabrooks@gmail.com>
Sent: Tuesday, August 26, 2025 2:02 PM
To: Kate Dinsmore <kdinsmore@wgmgroup.com>
Subject: Re: MCPS Properties Plan - Building Tours and Input Sessions

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Hi Kate,

Will there be similar informational tours of the other 8 properties on the list, since this set of tours only covers 6 of the 14? I am especially interested in the more open space-type properties like Duncan Dr. and Rattlesnake.

Thank you,
David

On Mon, Aug 25, 2025 at 2:38 PM Kate Dinsmore <kdinsmore@wgmgroup.com> wrote:

> **MCPS Properties Plan - Building Tours and Input Sessions - Save the Date**
>
> **Join us September 15-17 for community input opportunities on the MCPS Properties Plan.**

Missoula County Public Schools invites you to attend any or all of six “Building Tours and Input Sessions” to provide feedback on the MCPS Properties Plan.

What to Expect

- Guided tours of each building
- Learn about current building conditions and usage
- Review proposed plan alternatives for all 14 properties
- Share your feedback and participate in discussion

Schedule
Monday, September 15

- 3:30 - 5:30 PM: Whittier Building - 1001 Worden Ave, Missoula, MT 59802
- 6:00 - 8:00 PM: Administration Building – 215 S 6th Street West, Missoula, MT 59801

Tuesday, September 16

- 3:30 - 5:30 PM: Cold Springs Building - 2625 Briggs St, Missoula, MT 59803
- 6:00 - 8:00 PM: Dickinson Building (Lifelong Learning Center) - 310 S Curtis St, Missoula, MT 59801

Wednesday, September 17

- 3:30 - 5:30 PM: Prescott Building - 1100 Harrison St, Missoula, MT 59802
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About the MCPS Properties Plan
MCPS owns 14 properties that include parcels of land and buildings that are vacant, underutilized, or currently rented to other organizations. To determine how these properties can best serve our district's growing needs, the Board of Trustees has initiated a comprehensive planning process.

The planning is led by WGM Group, Inc. and a Planning Committee of Board Trustees, MCPS leaders, and community partners. Together, they will provide recommendations to the Board on the best possible use for each property—which may include maintaining current usage.

Our goal is to ensure all properties support MCPS's Core Purpose: to engage all students in high-quality education that empowers, inspires, and prepares each child for their future. Additional information on the project is available at: https://engage.wgmgroup.com/mcps-properties-plan.

Property assessments for each building and property will be available on the project website September 15, 2025. To supplement the Building Tours and Input Sessions, an online participation opportunity will be available from September 15 - October 10, 2025. Comments are welcome at any time during the project.

Questions? Contact **engage@wgmgroup.com** or call (406) 728-4611.

Kate Dinsmore, PLA, SITES AP
Landscape Architect

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www.wgmgroup.com

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Community Values. Inspired Futures.

Outlook

RE: MCPS Properties Plan

From Kate Dinsmore <kdinsmore@wgmgroup.com>
Date Tue 9/2/2025 8:51 AM
To msweet@bresnan.net <msweet@bresnan.net>

Hi Mike,

The survey summary includes a section specific to Toole Park. It was difficult to isolate comments to specific properties so some of the statements in the summary could be related to other properties.
Microsoft Word - MCPS Survey Results Summary

We will release more information including the property assessment and the draft options for the properties on 9/15. This property is needed for Hellgate use for PE and football so the options will include maintaining the use of the property to meet those needs.

We'll be available to discuss every property at each of the building tours and input sessions. If you're planning to attend and are only interested in Toole Park, you can choose to attend the session that is most convenient for you.

Thanks,
Kate

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From: msweet@bresnan.net <msweet@bresnan.net>
Sent: Saturday, August 30, 2025 11:27 AM
To: Engage <Engage@wgmgroup.com>
Subject: MCPS Properties Plan

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Hi – I see the tours coming up. Is there any information available on discussions to date around the Toole Park property? I was just curious as to what community input has been received by

WGM for this property on which it will base its recommendations.

Thanks,
Mike Sweet

Outlook

RE: MCPS Properties Plan - Building Tours and Input Sessions

From Kate Dinsmore <kdinsmore@wgmgroup.com>
Date Tue 9/2/2025 8:56 AM
To Renee Valley <millcreekr@hotmail.com>

Hi Renee,

Thanks for your interest in the project. The sessions will be an open house style so you can show up at any point during the allotted time for each property. The tours will be guided so if you want to look around the building, you should arrive at least 30 minutes prior to the end of the session.

Generally, you can show up at the main entrance to the building and we'll be set up inside. We'll have signs outside to direct you. We'll also be adding additional information to the website including diagrams for each building to show you where you need to go. I'm hoping to have those on the website this week, but at the latest, they will be posted on 9/8.

Thanks,
Kate

Kate Dinsmore, PLA, SITES AP
Landscape Architect • WGM Group

From: Renee Valley <millcreekr@hotmail.com>
Sent: Saturday, August 30, 2025 1:02 PM
To: Kate Dinsmore <kdinsmore@wgmgroup.com>
Subject: RE: MCPS Properties Plan - Building Tours and Input Sessions

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Hello, thank you for inviting me to the building tours and input sessions. Do we just show up at each building/site at the appointed time, front of building? I am interested in several of the buildings and hope to make these informative tours.

Renee Valley

From: Kate Dinsmore <kdinsmore@wgmgroup.com>
Sent: Monday, August 25, 2025 2:38 PM
To: millcreekr@hotmail.com
Subject: MCPS Properties Plan - Building Tours and Input Sessions

MCPS Properties Plan - Building Tours and Input Sessions - Save the Date

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RE: MCPS admin building info

From Kate Dinsmore <kdinsmore@wgmgroup.com>
Date Fri 9/12/2025 2:35 PM
To Nels Hefty <nels.hefty@gmail.com>

Hi Nels,

We just updated the website a few minutes ago to include a lot more information. You'll see property assessments and the proposed options for the property.

There will be a building tour for the Admin building Monday from 6-8 pm. Building Tours and Input Sessions | MCPS Properties Plan | Engage WGM Group

We don't have floor plans for the Admin building. Since it was built so long ago, we weren't able to find floor plans.

In two of the options for the Admin building, we're proposing selling the property or a long-term lease. Based on feedback over the next month, we'll be working with the planning committee to form recommendations that will be taken to the Board of Trustees for a decision. We'll then put together an implementation plan.

Thanks for your interest in the project.

Kate

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From: Nels Hefty <nels.hefty@gmail.com>
Sent: Friday, September 12, 2025 12:11 PM
To: Engage <Engage@wgmgroup.com>
Subject: MCPS admin building info

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Hello,
I saw your website at https://engage.wgmgroup.com/mcps-properties-plan
Could you send me any basic info, perhaps including floor plans and similar, of the old MCPS admin building at 215 6th Street?
Is there any current plan for use or sale of the building?
Are they still trying to figure out what to do with it?
Any and all info would be appreciated.
Thanks,
Nels Hefty

RE: MCPS Properties Plan

From Kate Dinsmore <kdinsmore@wgmgroup.com>
Date Thu 9/18/2025 1:22 PM
To Joyce Brobeck Dege <alpindaz@bigsky.net>

Hi Joyce,

Thank you for the feedback. Did you see the additional information on the options for each property on the website? Here's a link in case you missed it.
https://engage.wgmgroup.com/mcps-properties-plan/properties-plan-options

Or are you still looking for more information? If you are looking for more information, could you give me some examples of what details would be helpful to you?

Also, the project includes an implementation plan that is a later step in the project. That level of detail hasn't been developed yet, but it is part of the project.

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-----Original Message-----
From: Joyce Brobeck Dege <alpindaz@bigsky.net>
Sent: Wednesday, September 17, 2025 4:45 PM
To: Engage <Engage@wgmgroup.com>
Subject: MCPS Properties Plan

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

I made a comment on my original survey that needs a minor revision. The comment was about rezoning in the Rattlesnake corridor as a safety issue. I should have stated to the district planning committee that IF they choose to sell the property for high density housing because of rezoning, they will be adding to an already sketchy safety evacuation problem.

Also, I did not choose one of the three options on the first page, because the choices were too generalized without specific concerns for individual properties. My choice would be “leave as is” without additional income until more specific options are provided as a choice.

Thank you for carefully considering the character and history of our neighborhood when deciding the long term outcome.

Outlook

RE: Your Input Needed MCPS Properties Plan Survey

From Kate Dinsmore <kdinsmore@wgmgroup.com>
Date Tue 9/23/2025 8:36 PM
To J Carter <MMMJCBC@msn.com>

The last question of the survey is an open-ended question where you can provide additional thoughts. You can also directly email me written comments if you want to provide additional input.

Kate Dinsmore, PLA, SITES AP
Landscape Architect • WGM Group

From: J Carter <MMMJCBC@msn.com>
Sent: Tuesday, September 23, 2025 6:44 PM
To: Kate Dinsmore <kdinsmore@wgmgroup.com>
Subject: Re: Your Input Needed MCPS Properties Plan Survey

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

This survey does not allow normal human comment. Options for answers are narrowly structured to only allow “yes/no” answers. I’ve run a number of public hearings and surveys. This one is a classic to avoid substantive input.
Sent from my iPhone

> On Sep 23, 2025, at 3:16 PM, Kate Dinsmore <kdinsmore@wgmgroup.com> wrote:
>
> Dear Community Members,
>
> **Help shape the future of MCPS properties.** We need your input on how 14 district-owned buildings and properties can best serve our students and MCPS community.
>
> ### *TAKE THE SURVEY - CLOSES OCTOBER 10*
>
> Following last week's successful building tours, we've launched an online survey to gather broader community feedback on the MCPS Properties Plan.
>
> **Complete the Survey:** *MCPS PROPERTIES PLAN SURVEY | MCPS PROPERTIES PLAN | ENGAGE WGM GROUP*
>
> This survey is different from our spring survey and takes just a few minutes to complete.
> **Survey closes October 10, 2025.**
>
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>
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1. **Complete the online survey** (closes October 10)
1. **Review property plan options** at https://engage.wgmgroup.com/mcps-properties-plan/properties-plan-options
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Survey deadline: October 10, 2025

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Landscape Architect

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www.wgmgroup.com

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Outlook

RE: Your Input Needed MCPS Properties Plan Survey

From Kate Dinsmore <kdinsmore@wgmgroup.com>
Date Tue 9/23/2025 8:42 PM
To Stacey Duncan <shollings@me.com>

Hi Stacey,

As far as Linda Vista, it's not decided how the City or County would use it. I know Parks is interested in having a larger park so that seems to be the direction it's headed. We're at the point in the process where we've determined there is interest from the City in the property, but there are a lot of discussions that still need to take place to figure out the details.

On your other question, are you saying that you think the building and playground should be treated separately? So, the building could be sold, and the playground area could remain as a neighborhood park? I'm not sure I'm understanding your question.

Kate Dinsmore, PLA, SITES AP
Landscape Architect • WGM Group

From: Stacey Duncan <shollings@me.com>
Sent: Tuesday, September 23, 2025 3:31 PM
To: Kate Dinsmore <kdinsmore@wgmgroup.com>
Subject: Re: Your Input Needed MCPS Properties Plan Survey

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Hey Kate,
Looks like this property is keeping you busy. I do have a question about some of the properties. For example the Linda Vista property. Many families utilize that space for recreation, walks etc. it would be ok to go to the City to manage for parks and extend Marilyn park. However I would hate to see it sold for more homes or a building.
When it comes to some of the buildings I do agree with some of the sale choices. However I feel that the properties shouldn't be combined with existing building. Can you help me clarify this in my head?

Thanks so much.

Have a great day,

~Stacey

On Sep 23, 2025, at 3:13 PM, Kate Dinsmore <kdinsmore@wgmgroup.com> wrote:

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Survey deadline: October 10, 2025

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Outlook

RE: Your Input Needed MCPS Properties Plan Survey

From Kate Dinsmore <kdinsmore@wgmgroup.com>
Date Wed 9/24/2025 1:08 PM
To Julia Ellison <juliaellison60@gmail.com>

Hi Julia,

Thanks for the comment. The key difference between Options 2 & 3 is that in Option 2 selling the properties generates income to cover expenses of the properties prioritized for continued MCPS use while in Option 3 additional investment from the community is needed to maintain the buildings and allow for investment in additional facilities and amenities. Within Option 3, many of the property-specific options allow for a proposal process with the sale or long-term lease which would likely reduce the income generated from the project. In Option 3, maximizing the return is balanced with community needs.

The options for the PEAS Farm are intended to allow the PEAS Farm to continue to operate as it currently does. We have had conversations with Garden City Harvest, the City of Missoula, Missoula County, and the University of Montana about the PEAS Farm. Garden City Harvest is interested in a different ownership structure that would provide long-term stability.

Let me know if you have additional questions. Feel free to give me a call if I didn't address your concerns.

Kate Dinsmore, PLA, SITES AP
Landscape Architect • WGM Group

From: Julia Ellison <juliaellison60@gmail.com>
Sent: Wednesday, September 24, 2025 6:00 AM
To: Kate Dinsmore <kdinsmore@wgmgroup.com>
Subject: Re: Your Input Needed MCPS Properties Plan Survey

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Good Morning,
I don't understand why the options are the same for all locations. Why not keep the properties that break even, and cost the district nothing, in their current situation. Other properties that cost the district to operate could be looked at differently. For example, the PEAS farm does not cost the district anything to operate. Leave it alone. Some of the old schools are expensive to maintain. Look at them in a different light.
Julie Ellison

On Tue, Sep 23, 2025 at 3:15 PM Kate Dinsmore <kdinsmore@wgmgroup.com> wrote:

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www.wgmgroup.com

RE: Your Input Needed MCPS Properties Plan Survey

From Kate Dinsmore <kdinsmore@wgmgroup.com>
Date Wed 9/24/2025 1:15 PM
To PamelaAnn Frasier <summershoesmt@gmail.com>

Hi PamelaAnn,

Following last week's building tours, we're collecting feedback on the survey over the next couple of weeks. We'll then meet with the Planning Committee to determine recommendations which will then go to the MCPS Board of Trustees for approval. At this time, there isn't another in-person meeting scheduled outside of the Board of Trustees meeting.

We are working on updating the structural information on Cold Springs to provide more clarity. As soon as we have it updated, it will be posted on the project website.

Kate Dinsmore, PLA, SITES AP
Landscape Architect • WGM Group

From: PamelaAnn Frasier <summershoesmt@gmail.com>
Sent: Tuesday, September 23, 2025 3:30 PM
To: Kate Dinsmore <kdinsmore@wgmgroup.com>
Subject: Re: Your Input Needed MCPS Properties Plan Survey

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Hi Kate, thanks, I think I am up to date. Please alert me of I am not. Also I would like to be updated on safety concerns specifically Cold Springs and the " not permanent " addition. Will there be an in person meeting soon? I would like to speak.

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MCPS Property Discussion

From Karissa Trujillo <karissa@homeword.org>
Date Wed 9/24/2025 2:54 PM
To Engage <Engage@wgmgroup.com>

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Hi all,
I hope this email finds you well as fall has begun but missed the memo I want sweater weather… I met a few of you at the Prescott Building and was wondering if anyone would have time for a quick coffee to chat more about what you all are hearing and some ideas we have for affordable housing in a remodeled school building. I recognize you all are busy, so if this isn't a good use of your time or an appropriate time, that's perfectly acceptable.
Let me know and thanks so much for your time,
Karissa

Homeword

Karissa Trujillo (she, her)
Executive Director

Phone: **(406) 532-4663 x12**
Email: **karissa@homeword.org**
Address: **1535 Liberty Ln., Ste 116A**
Missoula, MT 59808
Website: **www.homeword.org**

Homeword uses sustainable methods to strengthen Montana communities by teaching homebuyer education and financial skill building and creating safe, healthy homes people can afford.

RE: Your Input Needed MCPS Properties Plan Survey

From Kate Dinsmore <kdinsmore@wgmgroup.com>
Date Fri 9/26/2025 2:21 PM
To Watson, Vicki <vicki.watson@mso.umt.edu>

Hi Vicki,

Thanks for your comments. The option for selling the Duncan Drive property is to work with Garden City Harvest, the City of Missoula, and/or Missoula County so that either GCH, the city, or county could own the property to provide more permanence for Garden City Harvest since MCPS isn't getting any financial value out of the property. Selling the property to a developer is not being considered.

MCPS is committed to providing a space for all of their programs. There could be a shift in location for programs, but another space would be provided for the program.

Kate Dinsmore, PLA, SITES AP
Landscape Architect • WGM Group

From: Watson, Vicki <vicki.watson@mso.umt.edu>
Sent: Friday, September 26, 2025 1:32 PM
To: Kate Dinsmore <kdinsmore@wgmgroup.com>
Subject: RE: Your Input Needed MCPS Properties Plan Survey

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Hi Kate – I tried to fill out the survey but just got lost in its complexity.
While I can see merit in Option 3 overall vision (sell some properties to gain funds to upgrade others),
I am concerned that the Duncan Drive property (including PEAS farm) is listed as an item for sale.
While I would not be opposed to selling it to Garden City Harvest – it is not clear that this is what would happen.
If a developer offered more than GCH – would the PEAS farm go to the developer?

I also think the property that supports the ag program at Big Sky High is very valuable.
And I was impressed with the program going on in the old Administration building – which I would hate to see booted out.

And the Lifelong Learning Center is a valuable community asset that I would like to see continue operating.

Vicki Watson

From: Kate Dinsmore <kdinsmore@wgmgroup.com>
Sent: Tuesday, September 23, 2025 3:13 PM
To: Watson, Vicki <vicki.watson@mso.umt.edu>
Subject: Your Input Needed MCPS Properties Plan Survey

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GET INVOLVED

- **Complete the online survey** (closes October 10)
- **Review property plan options** at https://engage.wgmgroup.com/mcps-properties-plan/properties-plan-options
- **Learn more** by reading the Property Plan Information Guide at https://engage.wgmgroup.com/mcps-properties-plan/mcps-information-guide
- **Share with others** in your network

Help inform how these properties can best serve MCPS's Core Purpose: to engage all students in a high-quality education that empowers, inspires and prepares each student for their future.

Survey deadline: October 10, 2025

Kate Dinsmore, PLA, SITES AP
Landscape Architect

M: 406-531-4735 O: 406-728-4611
1111 East Broadway
Missoula, Montana 59802
www.wgmgroup.com

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Connecting on MCPS Properties Plan Feedback

From Rachel Huff-Doria <rachel@rhd-llc.com>
Date Thu 10/2/2025 10:06 AM
To daesteves@yahoo.com <daesteves@yahoo.com>
Cc Engage <Engage@wgmgroup.com>

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Hi David,

My name's Rachel and I'm working with MCPS and WGM on the MCPS Properties Plan. Thanks for offering your feedback. I want to share more information, in case it is helpful.

The primary purpose of the survey is to understand more about the community's desire for an overall preferred approach to holding and maintaining properties that are not used as primary Prek-12 spaces.

So, we do want to understand if the community is willing to invest more in retaining properties not in current Prek-12 primary use. We are not taking it for granted that many community members are currently finding value in these properties and may want to retain them, even if it means increased cost or limited use. However, we want to be transparent that there are significant deferred maintenance costs with many of these properties. We are proposing different solutions for how the MCPS and the community, as a whole, can feasibly retain the most benefit. If you feel like we missed the mark, we're still open to that feedback.

If you're interested in answering the survey, I'll also share:

1. While we're asking you to select an option, if there are properties where you would like to modify a property-specific option, please let us know in the last question of the survey or send us an email at engage@wgmgroup.com.
2. If you don't like any of the options presented, you can select next and skip that question. You are not required to answer any of the questions.

Again, thanks for your feedback.

Rachel

--
Schedule a 30 minute meeting with me here.

Outlook

RE: MCPS Properties Plan

From Kate Dinsmore <kdinsmore@wgmgroup.com>
Date Sat 10/4/2025 2:50 PM
To Foresman, Kerry <kerry.foresman@mso.umt.edu>

Hi Kerry,

The property at 3160 Paul Lane is owned by Missoula County. I'm not sure why a driveway is shown on the property. This is speculation, but my guess is that those are hand drawn into the County's database and they saw the trail and interpreted it as a driveway. Since there isn't a curb cut in that area, it doesn't appear to be an actual driveway. From conversations with the County, I'm not aware of any activity going on or plans for this property.

Kate Dinsmore, PLA, SITES AP
Landscape Architect

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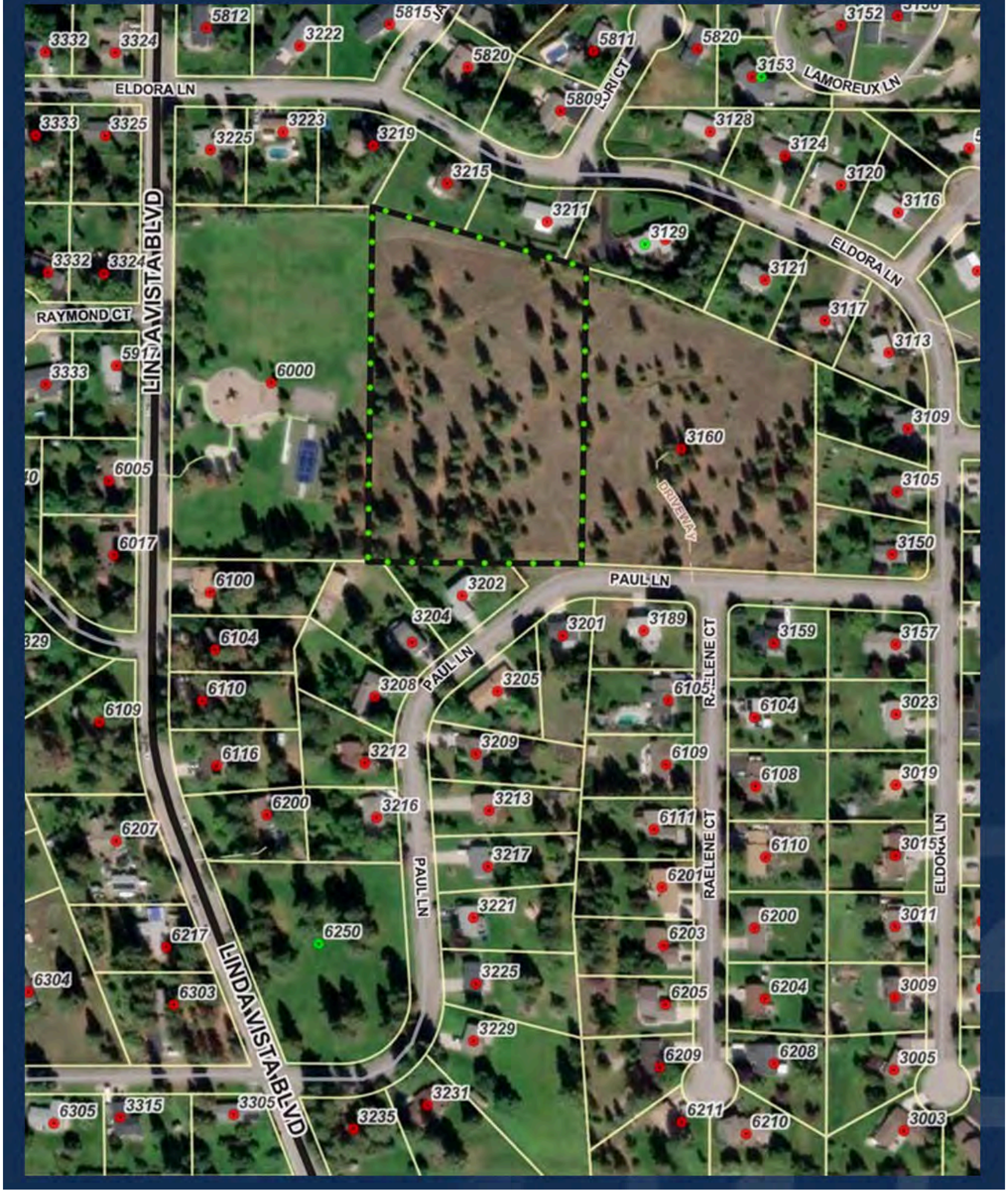
From: Foresman, Kerry <kerry.foresman@mso.umt.edu>
Sent: Saturday, October 4, 2025 8:07 AM
To: Engage <Engage@wgmgroup.com>
Subject: MCPS Properties Plan

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

I would like to understand what the status is of the property adjacent to the 5-acre parcel of land in consideration in the Linda Vista Subdivision shown below. It indicates that this is county owned land but it also shows a hypothetical driveway in to the middle of this parcel with a street address of 3160 Paul Lane. Thank you.

Kerry Foresman

NHN Paul Lane


ELDORA LN
LINDA VISTA BLVD
RAYMOND CT
LORI CT
LAMOREUX LN
PAUL LN
RAELENE CT
ELDORA LN
DRIVEWAY
3160
6000
3129
3211
3215
3219
3202
3204
3201
3189

RE: Save Linda Vista Park

From Kate Dinsmore <kdinsmore@wgmgroup.com>
Date Mon 10/6/2025 10:45 AM
To Stephanie Trudeau <brown550@hotmail.com>

Hi Stephanie,

Thank you for your comment.

Kate Dinsmore, PLA, SITES AP
Landscape Architect

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Missoula, Montana 59802
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-----Original Message-----
From: Stephanie Trudeau <brown550@hotmail.com>
Sent: Saturday, October 4, 2025 3:23 PM
To: Engage <Engage@wgmgroup.com>
Subject: Save Linda Vista Park

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Greetings!

I was born and raised in the beautiful Linda vista area. Going to this park has been something I have done since I was a kid. I now have the amazing opportunity of bringing my daughter here, to run the trails and look for deer sheds. It's been our go to to let our dogs run and have great outdoor time. Seeing it be developed would just be heartbreaking. I understand Missoula is growing but how can you have generational things if we just keep getting rid of them.

I hope you can take this into consideration.

Thank you,

Stephanie

Survey

From Mary Kincaid <marymtmx@gmail.com>
Date Mon 10/6/2025 10:43 AM
To Engage <Engage@wgmgroup.com>

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

That you for reaching out for community input.

I took the survey and would like to modify my response. After reading the clarification on the Duncan Drive property, I believe it would be best for the District to sell or co-own that property.

Thank you again for the opportunity to communicate.

Mary Kincaid
marymtmx@gmail.com
(406) 212-3093

Outlook

RE: Regarding MCPS Properties: Linda Vista

From Kate Dinsmore <kdinsmore@wgmgroup.com>
Date Mon 10/6/2025 11:07 AM
To catalinadeonisfox <catalinadeonisfox@proton.me>

Hi Catalina,

Thanks for your comment. The intent with providing overall options for all the properties, rather than breaking down the options by property, was to get a general sense of the community's preference for an approach to these properties. The options work together for all the properties and don't hold up if there are too many changes to them. We were also trying to manage the length of the survey, so we chose not to do a breakdown of each option for each property. We recognize that all the properties are unique and there isn't a one-size-fits-all solution that's appropriate.

Kate Dinsmore, PLA, SITES AP
Landscape Architect

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1111 East Broadway
Missoula, Montana 59802
www.wgmgroup.com

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From: catalinadeonisfox <catalinadeonisfox@proton.me>
Sent: Friday, October 3, 2025 2:57 PM
To: Engage <Engage@wgmgroup.com>
Subject: Regarding MCPS Properties: Linda Vista

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Dear MCPS:

Thank you for the opportunity to take the MCPS property survey. I understand the need for the school district to think about how to best ensure its financial sustainability. The properties are very different, thus, I'm a little concerned about how grouping them together could skew the survey results and confine respondents to a narrower way of thinking and responding.

For the Linda Vista property, I walk through the park every day, and I see many neighbors doing the same. I think you will encounter strong resistance if this property is sold with the possibility of "development." It is a cherished space, and we will work to keep it accessible and beautiful for everyone who desires to be in this space. We don't have many open, public spaces in the neighborhood. It's a unique area that draws many people. We kindly request that MCPS avoid doing anything that would put the property in developers' hands, thus preventing us from honoring this space as a community and as neighbors. Thank you.

Best wishes,

Catalina de Onis
April Lane, Linda Vista neighborhood

"...another world is not only possible, she is on her way....On a quiet day, if I listen very carefully, I can hear her breathing." -Arundhati Roy

"Estudiemos y preparemos nuestra generación para las luchas futuras, que se avecinan."/"Let us study and prepare our generation for the future struggles that are coming." -Luisa Capetillo

Sent with Proton Mail secure email.

Outlook

MCPS property-Linda Vista

From Joanna Kreitinger <joanna.kreitinger@protonmail.com>
Date Mon 10/6/2025 2:28 PM
To Engage <Engage@wgmgroup.com>

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Hi there!

We’re Linda Vista residents and want to express our strong interest in keeping the Linda Vista MCPS space by Marilyn Park as a community space. If MCPS cannot keep the space, we would love for it to be adjoined to the Marilyn Park. It gets used in connection with the park by a high number of community members, by the wild horses in the neighborhood, deer, wild flowers and is a cherished space.

Please help prevent it from being developed: Thanks for your consideration.

Joanna

Joanna Kreitinger, PhD
m: 406.599.0808
Sent from mobile please excuse typos and brevity

Sent from Proton Mail for iOS.

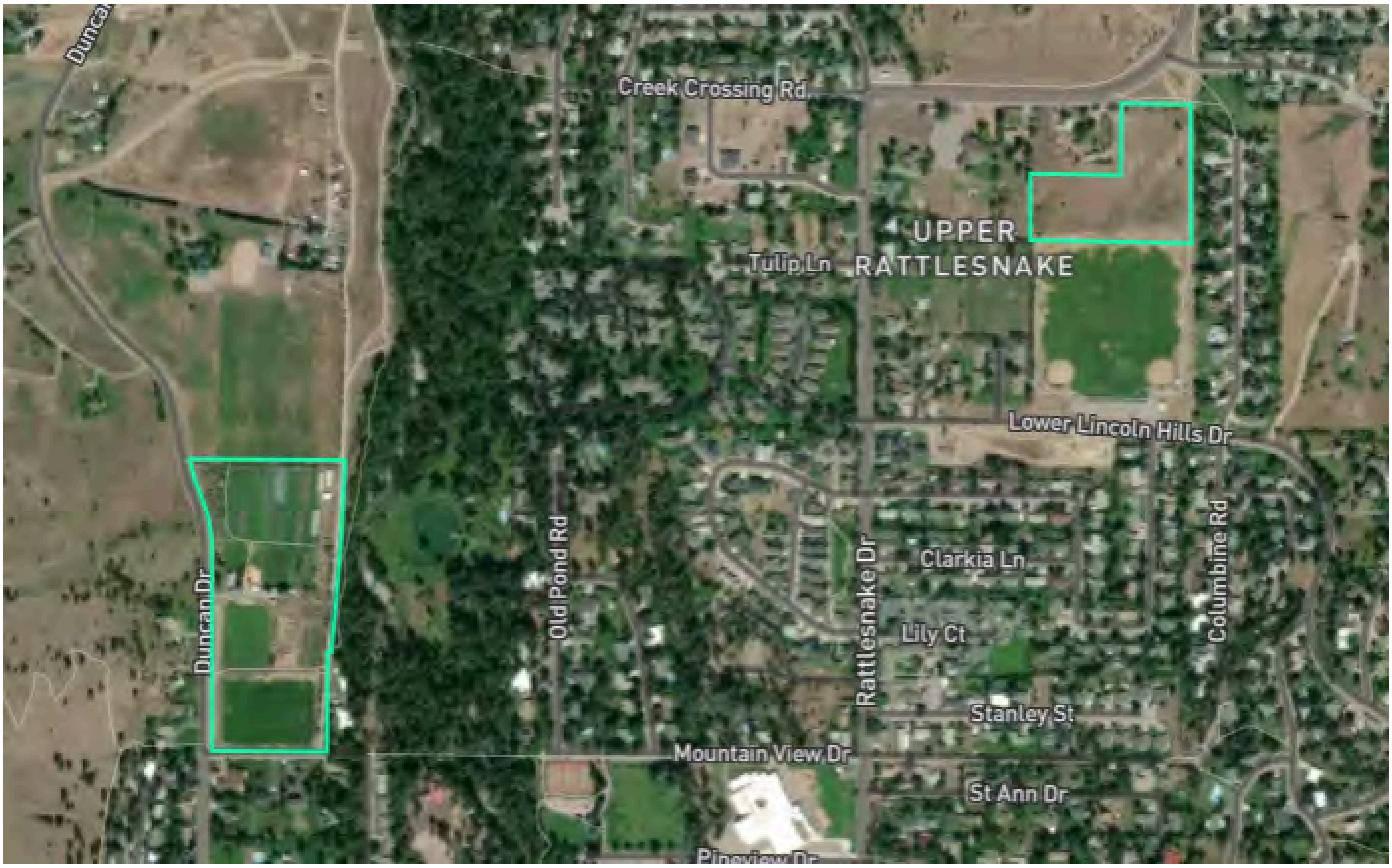
Outlook

RE: Your Input Needed MCPS Properties Plan Survey

From Kate Dinsmore <kdinsmore@wgmgroup.com>
Date Tue 10/7/2025 8:35 AM
To David Brooks <missoulabrooks@gmail.com>

Hi David,

To clarify, there are two properties in the upper Rattlesnake that are under consideration. The Rattlesnake property is the one shown below just south of Rattlesnake Drive that is north of the soccer fields used by Hellgate and the Duncan Drive property includes the PEAS Farm and soccer field maintained by the City. Hope that helps our assessments and the options make more sense.


Duncan
Creek Crossing Rd
UPPER
RATTLESNAKE
Tulip Ln
Lower Lincoln Hills Dr
Duncan Dr
Old Pond Rd
Clarkia Ln
Rattlesnake Dr
Columbine Rd
Lily Ct
Stanley St
Mountain View Dr
St Ann Dr
Pineview Dr

Kate Dinsmore, PLA, SITES AP
Landscape Architect • WGM Group

From: David Brooks <missoulabrooks@gmail.com>
Sent: Tuesday, October 7, 2025 7:23 AM
To: Kate Dinsmore <kdinsmore@wgmgroup.com>
Subject: Re: Your Input Needed MCPS Properties Plan Survey

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Thank you, Kate. In completing this second survey, I am wondering what became of the first survey that many of us completed about these properties. Were they actually used in developing the options? The lumping of the properties into three options without much nuance to each property (likely a necessary move to avoid the whole thing being far more confusing, as you point out) seems like a decision made by MCPS, not something borne of the previous survey.

More importantly, in filling out this iteration of the survey, I noticed that for the Rattlesnake Property the plans mischaracterize that property by saying that: "These options are for the northern portion of the property that is unused. These options do not affect the existing sports fields." It is, of course, completely false that the northern portion is unused. In fact, as a Garden City Harvest PEAS Farm, the northern half gets far more use than the sports fields. More importantly, the PEAS Farm, northern portion, provides unequivocally more educational value, MCPS's mission, than the sports fields. I am not saying that sports have no educational value. Sports put me through college and are now doing the same for my daughter. Sports teach the kind of endurance and discipline that makes for exceptional classroom learning, not to mention life skills. But the PEAS Farm is one of Missoula County's most unique and increasingly rare outdoor classrooms that provides an array of educational experiences for everyone from grade-schoolers to retirees. I provided detail on all of this in the initial survey and, to some degree, in the current survey, so I won't drone on about it to you here. I just wanted to point out the highly biased statement about the Rattlesnake Property in the survey, which, whether intentional or not, will lead to respondents disregarding the value of that property because it is labeled as "unused."

On the financial side, the northern portion of the Rattlesnake property certainly brings in more revenue than the sports fields. Garden City Harvest leases the northern half. I am unaware of any citizen's group of aged soccer players or dog walkers or the local community that pays the county a lease for the sports fields. Nonetheless, the entire property should be put in conservation easement.

Thank you for the consideration,
David

On Wed, Oct 1, 2025 at 4:44 PM Kate Dinsmore <kdinsmore@wgmgroup.com> wrote:

> Hi David,
>
> You can skip that question if you don't like any of the options. You're not required to answer any of the questions so you can select next and move on to the next question. The last question in the survey allows for a written response where you can provide comments on options specific to each building or you can send me an email with your thoughts on each property.
>
> The intent with providing overall options for all the properties, rather than breaking down the options by property, was to get a general sense of the community's preference for an approach to these properties. The options work together for all the properties and don't hold up if there are too many changes to them. We were also trying to manage the length of the survey, so we chose not to do a breakdown of each option for each property. We recognize that all the properties are unique and there isn't a one-size-fits-all solution that's appropriate.
>
> Thanks for your interest in the project. Feel free to email or call if you would like to discuss the project in more detail.
>
> **Kate Dinsmore, PLA, SITES AP**
> Landscape Architect • WGM Group
>
> ---
>
> **From:** David Brooks <missoulabrooks@gmail.com>
> **Sent:** Tuesday, September 30, 2025 11:30 AM
> **To:** Kate Dinsmore <kdinsmore@wgmgroup.com>
> **Subject:** Re: Your Input Needed MCPS Properties Plan Survey
>
> **[EXTERNAL EMAIL]** Only open attachments or click on links from senders you trust.
>
> Hi Kate,

I have not done the survey because it is a bit blunt. It does not allow me to select different options for different properties. I think that some properties should follow the existing approach (#1), some be managed for the financial sustainability approach and others for the education and community investment approach.

And, I am not familiar enough with the use, community interest and such of some properties to weigh in on their future.

Being forced to select option 1, 2, or 3, lacks the nuance this process deserves.

Thanks,
David Brooks

On Tue, Sep 23, 2025 at 3:12 PM Kate Dinsmore <kdinsmore@wgmgroup.com> wrote:

> Dear Community Members,
>
> **Help shape the future of MCPS properties.** We need your input on how 14 district-owned buildings and properties can best serve our students and MCPS community.
>
> ### Take the Survey - Closes October 10
>
> Following last week's successful building tours, we've launched an online survey to gather broader community feedback on the MCPS Properties Plan.
>
> **Complete the Survey:** *MCPS PROPERTIES PLAN SURVEY | MCPS PROPERTIES PLAN | ENGAGE WGM GROUP*
>
> This survey is different from our spring survey and takes just a few minutes to complete. **Survey closes October 10, 2025.**
>
> ### About the Properties Plan
>
> MCPS owns 14 properties that include vacant or underused buildings currently rented to other organizations. We're developing a comprehensive plan to determine how these properties can best support student success and meet our district's future needs.
>
> Your input will help inform recommendations to the Board of Trustees on the future use of these properties.
>
> ### Get Involved

- **Complete the online survey** (closes October 10)
- **Review property plan options** at https://engage.wgmgroup.com/mcps-properties-plan/properties-plan-options
- **Learn more** by reading the Property Plan Information Guide at https://engage.wgmgroup.com/mcps-properties-plan/mcps-information-guide
- **Share with others** in your network

Help inform how these properties can best serve MCPS's Core Purpose: to engage all students in a high-quality education that empowers, inspires and prepares each student for their future.

Survey deadline: October 10, 2025

Kate Dinsmore, PLA, SITES AP
Landscape Architect

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1111 East Broadway
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Outlook

RE: Prescott

From Kate Dinsmore <kdinsmore@wgmgroup.com>
Date Tue 10/21/2025 12:02 PM
To Peter Lesica <lesica.peter@gmail.com>
Cc Rachel Huff-Doria (rachel@rhd-llc.com) <rachel@rhd-llc.com>

Hi Peter,

Thanks for the email. I caught a bad cold, so it's taken me a bit to get back to you. I appreciate you continuing the discussion and working to find a solution. I believe you're aware that we've been talking with Angie Evenden and there's a meeting set up from 11am-12pm on Wednesday, October 29th to discuss the property with a small group of people from the neighborhood. You're welcome to attend that meeting. We're still finalizing the location.

Also, my understanding is that a project update is still on the agenda for the Lower Rattlesnake Neighborhood Council annual meeting on 10/29. I am available to attend the meeting, but I'm not sure if we should keep the project update on the agenda. My concern is that there really are not any project updates since the building tour. We've just been collecting comments, and our next committee meeting isn't until 10/31 so no decisions or significant progress has been made. Based on the turnout at the building tour, there could be a lot of contentious comments and questions that take up more time than you have allotted on your agenda. I'm not sure it's going to be productive because I'm not going to have answers which could be frustrating. I think it would be good to let the neighborhood know that we're continuing to have conversations and no decisions have been made yet. We can provide more updates as we finalize the project schedule.

As I said, I am available to attend the meeting, but I want to make sure that it still feels like it makes sense and fits within your agenda. Let me know how we can best communicate with the neighborhood, so they are informed on the project.

Thanks,
Kate

-

Kate Dinsmore, PLA, SITES AP
Landscape Architect

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1111 East Broadway
Missoula, Montana 59802
www.wgmgroup.com

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From: Peter Lesica <lesica.peter@gmail.com>
Sent: Thursday, October 16, 2025 7:54 AM
To: Kate Dinsmore <kdinsmore@wgmgroup.com>
Subject: Fwd: Prescott

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

---------- Forwarded message ---------
From: **Peter Lesica** <lesica.peter@gmail.com>
Date: Thu, Oct 16, 2025 at 7:43 AM
Subject: Prescott
To: <kdinsmore@wgmgroup.co>, <rachel@rhd-llc.com>

Dear Kate and Rachel,

I am on the Lower Rattlesnake Neighborhood Council Leadership Team, and I have met with you on a couple of occasions. Prescott has been a neighborhood issue ever since the public school closed its doors a decade ago. I hope that you and the School Board Committee can come up with a good plan. It seems pretty clear that something will have to change; the question is how. The Neighborhood is clear that we would like to keep the green space open and useful for after-school and neighborhood uses. We are hoping that the School District will retain ownership of the open space or perhaps the neighborhood might be able to find a buyer willing to contribute the area to the City for a park.

The Prescott building is the big question- dismantle or refurbish. Perhaps the building is too far gone for refurbishing, but putting in a new building might be just as expensive. Right now, I don't think we know. Regardless, MCPS needs to bring in funding from the property, but as Option 3 states: "utilize a proposal process to find a use aligned with MCPS and the community." I believe there are two options: either the School District refurbishes or rebuilds or the property is sold to a builder who either refurbishes or rebuilds.

Here are several options for a new or refurbished building put forth by the Neighborhood.

(1) Build a small number of low-income homes

(2) Refurbish the building or put a new building in place for teacher apartments. Maybe this could be done instead of low-income housing (of course new teachers might fit the low-income bracket), and might fit the School Board purpose better.

(3) Use the building for pre-K education if the State funds it

(4) Lease building for a charter school

(5) Use building for a community center paying the MCPS with money from a Special Improvement District tax

It would be great if we could have one or more meetings with the School Board subcommittee and WGM to discuss these options and find a way forward that benefits both Missoula schools and the neighborhood. Perhaps Homeword will have ideas for funding and could be included in the discussions.

Thank you for considering,
Peter Lesica

Outlook

Rattlesnake Property

From Terri Roach <terriroach@hotmail.com>
Date Mon 10/27/2025 2:50 PM
To talong@mcpsmt.org <talong@mcpsmt.org>; Engage <Engage@wgmgroup.com>

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

This communication is in regard to the undeveloped property north of the Hellgate High School Soccer Fields in the Rattlesnake neighborhood which is under consideration for sale. In reviewing information about this property, it appears that it may be sold as it is not needed by the school district. It also appears that it will not be used for additional parking as there is no access to the land from Rattlesnake Drive or Rattlesnake Court. However, more parking for the soccer fields is very much needed due to the number of vehicles that park along both sides of Lincoln Hills Drive during soccer games (despite “No Parking at Any Time” signs). Lincoln Hills Drive is an emergency route to Lincoln Hills and Mount Jumbo. The information on the website about the soccer fields indicates that more parking spaces could be added to the south of the fields (some of which is now grass). If the land to the north of the fields is sold, or if other properties are sold, we ask that strong consideration be given to increasing the number of parking spaces south of the soccer fields, as a safety issue. We thank you in advance for your attention to this matter. (Ms. Long, would you mind forwarding this correspondence to the appropriate person?)
Sincerely,

Terri Roach, Co-Chair
Upper Rattlesnake Neighborhood Council Leadership Team
Sent from my iPad

Outlook

RE: MCPS Properties Project

From Kate Dinsmore <kdinsmore@wgmgroup.com>
Date Fri 10/31/2025 5:02 PM
To Rebecca Kerscher <rkersch13@gmail.com>
Cc Engage <Engage@wgmgroup.com>

Hi Rebecca,

Thank you for your comments. This will be shared with the project planning committee and the Board of Trustees.

Have a great weekend,
Kate

Kate Dinsmore, PLA, SITES AP
Landscape Architect

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1111 East Broadway
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www.wgmgroup.com

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From: Rebecca Kerscher <rkersch13@gmail.com>
Sent: Wednesday, October 29, 2025 1:22 PM
To: Engage <Engage@wgmgroup.com>
Subject: MCPS Properties Project

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Dear Members of the Missoula County Public Schools Board, WMG Properties and MCPS Administration,

I am writing to express my strong support for preserving the Missoula Agricultural Center, including the 20-acre Fort Field parcel, which is currently under review. This land is not only essential to the success of the Agricultural Education program, but also a vital resource for students, educators, and our community.

The Ag Ed Center's 80+ acres serve as a living classroom where students from ALL high schools and other programs gain hands-on experience in sustainable agriculture, animal science, natural resource management, and environmental stewardship. These experiences cannot be replicated in a traditional classroom and students in multiple disciplines benefit from this classroom: Agriculture, Environmental Science, Biology, Natural Resources, and Career & Technical Education. Students learn responsibility, science, and leadership through direct engagement with the land. . . skills that prepare them for meaningful, high-demand careers in Montana's most important and growing agricultural and environmental sectors.

The 20-acre Fort Field plays a critical role in rotational grazing, a regenerative practice that improves soil health, reduces erosion, and teaches students how to raise livestock sustainably. Losing access to this parcel would significantly limit the program's ability to model responsible land stewardship and diminish the real-world learning that makes Missoula Ag Ed program one of the most progressive in the state and nation.

Beyond its educational value, the Ag Ed Center enriches our entire community. It preserves open space in a growing city, offers habitat for wildlife, provides a scenic agricultural buffer for the neighborhood, and fosters partnerships among students, families, and local producers. The farm represents Missoula's deep agricultural roots while preparing students to lead in a sustainable future.

As a parent and community member, I have seen firsthand how this program changes lives. My daughter has found purpose and confidence through the Ag Center and FFA. I have watched many students, not just my own, thrive because they can apply science and critical thinking directly in this invaluable outdoor classroom.

The Agricultural Center and its land are NOT surplus property. They are essential educational infrastructure and a symbol of Missoula's commitment to experiential, career-oriented, and environmentally responsible learning. Once this land is lost, it can never be replaced.

I urge you to continue supporting and protecting the entirety of the Ag Education Center, including the "Fort Field" so it can remain a thriving educational and community asset for generations to come.

Thank you for your time, leadership, and dedication to our students and schools,

With appreciation,

Rebecca Kerscher, DVM

1118 Lincolnwood Rd

Missoula, MT 59802

Missoula community member, veterinarian, and MCPS parent

rkersch13@gmail.com

Outlook

RE: Prescott

From Kate Dinsmore <kdinsmore@wgmgroup.com>
Date Tue 11/18/2025 7:36 PM
To Peter Lesica <lesica.peter@gmail.com>

Hi Peter,

Daycare facilities have specific requirements. The Cold Springs building received about a $500,000 grant during Covid to improve the building to accommodate those requirements for the daycare spaces. I don't know all the requirements, but I believe they have to have a bathroom within each daycare space. I've also been told that daycares are not a lucrative business so expecting daycares to take on building renovations is not a reasonable expectation. A funding source would need to be identified.

Have you been able to have any other meetings since meeting with MCPS?

Kate Dinsmore, PLA, SITES AP
Landscape Architect

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1111 East Broadway
Missoula, Montana 59802
www.wgmgroup.com

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From: Peter Lesica <lesica.peter@gmail.com>
Sent: Tuesday, November 18, 2025 7:59 AM
To: Kate Dinsmore <kdinsmore@wgmgroup.com>
Subject: Prescott

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Hi Kate,

I just read this article from Montana Free Press (Roof issues at former elementary school force Missoula daycares to relocate). Is daycare an option for Prescott? I know that Prescott needs work, but maybe daycare could be a future option.

Peter

Outlook

RE: MCPS Properties Plan

From Kate Dinsmore <kdinsmore@wgmgroup.com>
Date Mon 12/8/2025 4:59 PM
To John Oetinger <johnoetinger@outlook.com>

Hi John,

The meeting on the 13th is a public meeting. It's a regularly scheduled Board of Trustees meeting. It's an overall project update to the board on the project. It's intended as an opportunity for trustees to give input prior to the draft plan being released. We do not have recommendations yet. We're still working through the process. We'll likely discuss the recommendations at the meeting on the 13th, but they won't necessarily be final at that point.

Kate Dinsmore, PLA, SITES AP
Landscape Architect • WGM Group

From: John Oetinger <johnoetinger@outlook.com>
Sent: Monday, December 8, 2025 4:23 PM
To: Kate Dinsmore <kdinsmore@wgmgroup.com>
Subject: RE: MCPS Properties Plan

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Hi Kate,

I just saw your email with dates. Thanks.
We'll definitely comment online February 23 - March 16, but in addition, is the Jan 13 meeting open to the public, and would it be appropriate to comment in person then?
Can you reveal what you are recommending, and what the trustees are thinking, pertaining to the Duncan soccer pitch?

Thanks

From: John Oetinger
Sent: Thursday, October 30, 2025 3:48 PM
To: Kate Dinsmore <kdinsmore@wgmgroup.com>
Subject: RE: MCPS Properties Plan

thanks

From: Kate Dinsmore <kdinsmore@wgmgroup.com>
Sent: Thursday, October 30, 2025 2:32 PM

To: John Oetinger <johnoetinger@outlook.com>
Subject: RE: MCPS Properties Plan

Hi John,

We're working through the details of the schedule for the next steps. I'll send out an email when we have the schedule set.

Kate Dinsmore, PLA, SITES AP
Landscape Architect • WGM Group

From: John Oetinger <johnoetinger@outlook.com>
Sent: Thursday, October 30, 2025 1:39 PM
To: Kate Dinsmore <kdinsmore@wgmgroup.com>
Subject: RE: MCPS Properties Plan

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Hi Kate,

Is there a date set yet for when WGM will be presenting their recommended plan to the Board of Trustees? I've been monitoring the timeline on the right MCPS Properties Plan | Engage WGM Group and don't see that specified yet.

Thanks

From: John Oetinger <johnoetinger@outlook.com>
Sent: Monday, October 6, 2025 11:06 AM
To: Kate Dinsmore <kdinsmore@wgmgroup.com>
Subject: RE: MCPS Properties Plan

Got it. thanks

From: Kate Dinsmore <kdinsmore@wgmgroup.com>
Sent: Monday, October 6, 2025 10:40 AM
To: John Oetinger <johnoetinger@outlook.com>
Subject: RE: MCPS Properties Plan

Hi John,

There is no requirement to spend money from a property sale within a specific amount of time. In option 2, we included starting an investment fund with the proceeds from selling properties so that interest can accumate. The intent is to have that available as a funding source for future needs indefinitely.

Kate Dinsmore, PLA, SITES AP
Landscape Architect • WGM Group

From: John Oetinger <johnoetinger@outlook.com>
Sent: Monday, October 6, 2025 10:28 AM

To: Kate Dinsmore <kdinsmore@wgmgroup.com>
Subject: RE: MCPS Properties Plan

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Hi Kate,

If a property is sold, and I am not referring only to the Duncan property with this question, does the money received have to be spent within a specific amount of time?
For example: a property that is deemed to not be a good site for a future school gets sold for $5M to a developer for housing. Does that $5M have to be spent within 1 year, or some other amount of time, on a property that is deemed by the Trustees to be a suitable future school location?

This question does not have any bearing on how we feel about the Duncan property, or any other property. Just want to understand the process.

Thanks

From: Kate Dinsmore <kdinsmore@wgmgroup.com>
Sent: Thursday, September 18, 2025 1:14 PM
To: John Oetinger <johnoetinger@outlook.com>
Subject: RE: MCPS Properties Plan

Hi John,

Thanks for introducing yourself yesterday and coming to the meeting. We'll get a clarification out on the survey and I'm glad you pointed that out.

The process moving forward is that we'll review the information from the survey and meetings after the survey closes on 10/10. Using that feedback, we'll work with the project planning committee to form recommendations. These are expected to go the Board of Trustees in late fall. Once the recommendations are approved, we'll put together an implementation plan that is planned to go the Board of Trustees in the winter. Once the implementation plan is adopted, that's the end of our contract with MCPS. The Board of Trustees meetings are public meetings, and they take public comment.

Depending on the feedback we get over the next few weeks, we may do additional outreach if we feel like it's needed. There's a possibility that the schedule could shift a little, but that's still to be determined.

Kate Dinsmore, PLA, SITES AP
Landscape Architect • WGM Group

From: John Oetinger <johnoetinger@outlook.com>
Sent: Thursday, September 18, 2025 11:19 AM
To: Kate Dinsmore <kdinsmore@wgmgroup.com>
Subject: RE: MCPS Properties Plan

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Hi Kate,

Thanks for chatting yesterday about the Duncan Property, while at Prescott.
I found the link to the new survey at the bottom of one of the previous emails, but sending again, emphasizing that might be a good idea.

What are next steps?
I see in the timeline MCPS Properties Plan | Engage WGM Group that October and beyond is to present to the Board. Will this be at public meeting(s), with opportunity for public comment?
After that, WGM will have completed their portion of the consulting project, and I'll need to watch MCPS Board's website for future dates and developments, right?

Thanks

From: Kate Dinsmore <kdinsmore@wgmgroup.com>
Sent: Monday, August 25, 2025 4:32 PM
To: John Oetinger <johnoetinger@outlook.com>
Subject: RE: MCPS Properties Plan

Hi John,

We'll be available to discuss all 14 properties at each of the 6 events. We wanted to give people an opportunity to see the condition of the buildings, so we chose to host these meetings at those locations. The intent is to talk about all the properties at all the locations. If you're only interested in the Duncan Drive property, you can choose to attend whichever meeting is most convenient for you.

Kate Dinsmore, PLA, SITES AP
Landscape Architect • WGM Group

From: John Oetinger <johnoetinger@outlook.com>
Sent: Monday, August 25, 2025 2:51 PM
To: Kate Dinsmore <kdinsmore@wgmgroup.com>
Subject: RE: MCPS Properties Plan

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Hi Kate,

I got the attached email today. These events seem to be specific to those 6 facilities. My specific interest is in the PEAS Farm and Duncan soccer pitch; will there be a session specific to that coming up?

Thanks
John

From: Kate Dinsmore <kdinsmore@wgmgroup.com>
Sent: Friday, June 6, 2025 4:12 PM
To: John Oetinger <johnoetinger@outlook.com>; Engage <Engage@wgmgroup.com>
Subject: RE: MCPS Properties Plan

Hi John,

Thank you for your interest in the project. When we finalize the schedule for the open houses, we will post the schedule on the website and will send out an email to everyone that provided their email as part of the survey.

For other meetings, the best resource is the Missoula County Public Schools calendar that's available online. Missoula County Public Schools / Calendar

The MCPS Properties Planning Committee has been meeting monthly to work on this project. We are not going to have committee meetings over the summer so the next meeting will be in August. We are likely to provide an update at a Board of Trustees meeting in either June or July, but we haven't finalized a date yet so checking the meeting agendas online is your best option to track when the project will be discussed.

If you have any specific questions, you can always reach out to me for an update.

Thanks,
Kate

Kate Dinsmore, PLA, SITES AP
Landscape Architect

M: 406-531-4735 O: 406-728-4611
1111 East Broadway
Missoula, Montana 59802
www.wgmgroup.com

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Community Values. Inspired Futures.

From: John Oetinger <johnoetinger@outlook.com>
Sent: Thursday, June 5, 2025 11:28 AM
To: Engage <Engage@wgmgroup.com>
Subject: MCPS Properties Plan

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Hi,

I'm interested in following this as it progresses (I responded to the survey). Can you (is this something you do?) add me to a mailing list that notifies me of upcoming events, including but not necessarily limited to, open houses and MCPS meetings when it is on the agenda?

I see the timeline on the right of MCPS Properties Plan | Engage WGM Group . Just want to know when and where the events are scheduled.

Thanks

John Oetinger
1500 Sunflower Dr
Missoula MT, 59802, USA
406-370-7583
johnoetinger@outlook.com

Outlook

RE: MCPS Properties Plan Upcoming Schedule

From Kate Dinsmore <kdinsmore@wgmgroup.com>
Date Tue 12/9/2025 2:31 PM
To Rachael Griess <rachaelgriess@yahoo.com>

1 attachment (268 KB)
Survey #2 Short Answer Resonses.pdf;

Hi Rachael,

Thanks for your question. I went back and reviewed the survey responses and the survey summary. I agreed with your assessment and adjusted the summary that is on the project website. I apologize for making that mistake.

The full record of the short answer responses is attached. All comments that we have received will be included in the draft plan that's released in February.

Kate Dinsmore, PLA, SITES AP
Landscape Architect • WGM Group

From: Rachael Griess <rachaelgriess@yahoo.com>
Sent: Monday, December 8, 2025 8:37 PM
To: Kate Dinsmore <kdinsmore@wgmgroup.com>
Subject: Re: MCPS Properties Plan Upcoming Schedule

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Hi there!

Do you have a compiled list of the comments from the community survey regarding the Cold Springs school? If so, I would like to review them. The summary points that I see listed currently do not reflect any of the comments I have submitted or have heard from my neighbors.

Thanks,
Rachael Herynk

Yahoo Mail: Search, Organize, Conquer

On Mon, Dec 8, 2025 at 4:06 PM, Kate Dinsmore <kdinsmore@wgmgroup.com> wrote:

> Good afternoon,

The upcoming schedule for the MCPS Properties Plan is now available.

January 13: Board of Trustees Meeting

- MCPS Properties Plan update to the Board of Trustees.

February 23 - March 16: Draft MCPS Properties Plan Review

- Draft MCPS Properties Plan will be available for public review and comment.
- All comments will be provided to the Board of Trustees.
- Changes made to the draft plan based on public comments will be made with MCPS administrative approval prior to the Board of Trustees plan approval.

April 14: Board of Trustees Meeting

- MCPS Properties Plan presented to the Board of Trustees for plan approval.

The project website has been updated with the upcoming schedule and a summary of the property options survey that was completed in October.

https://engage.wgmgroup.com/mcps-properties-plan

Thank you for your interest in the MCPS Properties Plan.

Kate Dinsmore, PLA, SITES AP
Landscape Architect

M: 406-531-4735 O: 406-728-4611
1111 East Broadway
Missoula, Montana 59802
www.wgmgroup.com

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Outlook

FW: MCPS Properties Plan Upcoming Schedule

From Kate Dinsmore <kdinsmore@wgmgroup.com>
Date Mon 12/15/2025 11:05 AM
To Engage <Engage@wgmgroup.com>

Kate Dinsmore, PLA, SITES AP
Landscape Architect • WGM Group

From: Rachael Griess <rachaelgriess@yahoo.com>
Sent: Friday, December 12, 2025 9:41 AM
To: Kate Dinsmore <kdinsmore@wgmgroup.com>
Subject: RE: MCPS Properties Plan Upcoming Schedule

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Kate,

Thank you for sending the survey responses and reviewing the summary. I appreciate your time and efforts. However, I disagree with your summary and find bias in the language.

"Neighborhood lacks commercial uses". Our neighborhood is within 1-3 blocks of retail stores (including coffee shop)..there is no lack of access to commercial use. When I reviewed the responses, I found 1or 2 comments about a potential coffee shop, yet this is listed in the summary. Meanwhile, there were many comments about support of current uses and preservation of green/open space. Our neighborhoods desire for maintaining open space (which we have very little of) was not mentioned in the summary.

"Site has potential for redevelopment". Again, I see many comments for continued community use, including open space, and many comments about ensuring this property remains for future generations. I also see many comments about historical building preservation, but this didn't make it into the summary.

"Some nostalgic resistance to change". This language feels unfair, especially when compared to the language used in other summaries. For example, summaries for the Rattlesnake properties include "a strong desire to preserve open spaces" and "strong opposition for redeveloping" and "desire for a neighborhood school". The survey responses regarding Cold Springs are very similar to the survey responses for the Rattlesnake properties, and the sentiment of ensuring access for future generations is the same. Yet the language is so different. It feels as though the input regarding Cold Springs feels undervalued. This point about resistance to change hits the hardest, because our neighborhood, for the last 10 years, has experienced change and loss-the moving and closing of Cold Springs, being drawn out of the boundary, and now being subject to redevelopment. Despite the input we provide.

Please consider reexamining your language, the survey responses, and your summary.

Thank you,
Rachael Herynk

Yahoo Mail: Search, Organize, Conquer

On Tue, Dec 9, 2025 at 2:31 PM, Kate Dinsmore
<kdinsmore@wgmgroup.com> wrote:

> Hi Rachael,
>
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> **Kate Dinsmore, PLA, SITES AP**
> Landscape Architect • WGM Group
>
> ---
>
> **From:** Rachael Griess <rachaelgriess@yahoo.com>
>
> **Sent:** Monday, December 8, 2025 8:37 PM
> **To:** Kate Dinsmore <kdinsmore@wgmgroup.com>
> **Subject:** Re: MCPS Properties Plan Upcoming Schedule
>
> **[EXTERNAL EMAIL]** Only open attachments or click on links from senders you trust.
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> Thanks,
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> Rachael Herynk
>
> [Yahoo Mail: Search, Organize, Conquer](https://mail.yahoo.com)
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> <kdinsmore@wgmgroup.com> wrote:
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>>
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From: Kate Dinsmore
To: Rachael Griess
Subject: RE: MCPS Properties Plan Upcoming Schedule
Date: Tuesday, January 6, 2026 1:54:05 PM
Attachments: image001.png
95bdf5ea-6c68-4170-89cf-6b00e8b0d541.png

Hi Rachael,

I updated the summary to include the desire to maintain the park/open space. The initial summary was generated by AI which I like to use to summarize public comments because there's typically less bias. AI didn't do a good job originally and I didn't catch it, so I appreciate you pointing it out. There's always going to be bias in putting together these types of summaries. I've been at all the public meetings, committee meetings, stakeholder meetings, etc. so I've heard a lot of comments which I'm sure changes how I interpret the comments. The tenor of the conversations and comments for each property have been unique.

I can assure you that the Cold Springs community has been heard through the process and that there's recognition of the recent loss of Cold Springs as a neighborhood school. The project committee met in December and is making the recommendation to keep the Cold Springs property and continue to lease the property. This recommendation and recommendations for other properties will be presented to the Board of Trustees in a project update at the January 13th board meeting. The draft plan will be released on February 23rd and will include additional details.

Kate Dinsmore, PLA, SITES AP
Landscape Architect • WGM Group

From: Rachael Griess <rachaelgriess@yahoo.com>
Sent: Monday, January 5, 2026 5:25 AM
To: Kate Dinsmore <kdinsmore@wgmgroup.com>
Subject: Fw: MCPS Properties Plan Upcoming Schedule

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Hi there,

I sent the following email (below) a few weeks ago. I haven't heard back, so I figured I'd reach out to ensure my email was received.

Thanks,
Rachael Herynk

Yahoo Mail: Search, Organize, Conquer

---- Forwarded Message -----
From: "Rachael Griess" <rachaelgriess@yahoo.com>
To: "kdinsmore@wgmgroup.com" <kdinsmore@wgmgroup.com>
Cc:
Sent: Fri, Dec 12, 2025 at 9:41 AM
Subject: RE: MCPS Properties Plan Upcoming Schedule

Kate,

Thank you for sending the survey responses and reviewing the summary. I appreciate your time and efforts. However, I disagree with your summary and find bias in the language.

"Neighborhood lacks commercial uses". Our neighborhood is within 1-3 blocks of retail stores (including coffee shop)..there is no lack of access to commercial use. When I reviewed the responses, I found 1or 2 comments about a potential coffee shop, yet this is listed in the summary. Meanwhile, there were many comments about support of current uses and preservation of green/open space. Our neighborhoods desire for maintaining open space (which we have very little of) was not mentioned in the summary.

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Please consider reexamining your language, the survey responses, and your summary.

> Thank you,
> Rachael Herynk
>
> [Yahoo Mail: Search, Organize, Conquer]
>
> On Tue, Dec 9, 2025 at 2:31 PM, Kate Dinsmore
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>
> > Hi Rachael,
> >
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> > Landscape Architect • WGM Group
> >
> > ---
> >
> > **From:** Rachael Griess <rachaelgriess@yahoo.com>
> >
> > **Sent:** Monday, December 8, 2025 8:37 PM
> > **To:** Kate Dinsmore <kdinsmore@wgmgroup.com>
> > **Subject:** Re: MCPS Properties Plan Upcoming Schedule
> >
> > **[EXTERNAL EMAIL]** Only open attachments or click on links from senders you trust.
> >
> > Hi there!
> >
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> >
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> >
> > <kdinsmore@wgmgroup.com> wrote:
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> > >
> > > https://engage.wgmgroup.com/mcps-properties-plan
> > >
> > > Thank you for your interest in the MCPS Properties Plan.
> > >
> > > **Kate Dinsmore, PLA, SITES AP**

>>> Landscape Architect
>>>
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>>> 1111 East Broadway
>>> Missoula, Montana 59802
>>> www.wgmgroup.com
>>>
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From: Kate Dinsmore
To: catalinadeonisfox
Subject: RE: MCPS Properties Plan Update
Date: Tuesday, January 13, 2026 10:57:55 AM
Attachments: image001.png
b1522d6b-34bf-4f2e-868b-1b5214e052d1.png

Hi Catalina,

There will be an opportunity for public comment tonight that is specific to the Properties Plan.

For the Linda Vista property, both a sale and trade are possible outcomes. This will be determined through a negotiation with the city that will occur after the completion of the plan. The key principle (slide 18) was used in making this recommendation. I have a meeting scheduled later this month with the city to verify this is accurate, but in previous meetings with the city, the primary interest for the city in acquiring this property is to expand the existing park.

Kate Dinsmore, PLA, SITES AP
Landscape Architect • WGM Group

From: catalinadeonisfox <catalinadeonisfox@proton.me>
Sent: Tuesday, January 13, 2026 6:47 AM
To: Kate Dinsmore <kdinsmore@wgmgroup.com>
Subject: Re: MCPS Properties Plan Update

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Hi Kate,

Thank you for this update. At tonight's meeting, will there be a space dedicated to public comments during the section of the agenda that features the presentation of the Properties Plan? I ask because it reads that the public comments at the start of the meeting are only for non-agenda items.

Also, having read the PowerPoint, for the Linda Vista Property (numbered slide 25), to clarify, will the BoT vote to either trade the property with the city or sell it by the April meeting? I'm unsure if the planning committee has predetermined one of these options or if there will be deliberation about whether trading or selling is the most appropriate action for this site. It seems the conclusion already in place is that selling or trading will occur, regardless of perspectives from the communities most impacted by and connected to this physical space.

Thank you,

Catalina de Onis

"...another world is not only possible, she is on her way....On a quiet day, if I listen

very carefully, I can hear her breathing." -Arundhati Roy

"Estudiemos y preparemos nuestra generación para las luchas futuras, que se avecinan."/"Let us study and prepare our generation for the future struggles that are coming." -Luisa Capetillo

Sent with Proton Mail secure email.

On Monday, January 12th, 2026 at 12:26, Kate Dinsmore <kdinsmore@wgmgroup.com> wrote:

> Good afternoon,
>
> The MCPS Properties Plan is on the meeting agenda for the January 13, 2026 Board of Trustees meeting. The meeting is at 6:00 pm in Administration Building A Boardroom, 909 South Ave. West (directly east of the Fairgrounds). At this meeting, an update on the MCPS Properties Plan will be presented and will include draft recommendations from the planning committee for each property. There is general agreement of committee member on these recommendations, except for Prescott which is still being discussed. We are seeking feedback from the Board of Trustees at this meeting. There will be no decisions made at this meeting.
>
> The presentation with the draft recommendations is available for you to review prior to the meeting. Below are links to the presentation on the project website and the meeting packet on the MCPS website.
>
> Microsoft PowerPoint - MCPS Board of Trustees Update
> Missoula County Public Schools - Meeting Information
>
> The draft plan will be available for review and public comment from February 23 – March 16. The plan will be presented to the MCPS Board of Trustees for approval on April 14.
>
> **Kate Dinsmore, PLA, SITES AP**
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> www.wgmgroup.com

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From: Kate Dinsmore
To: Joanna Kreitinger
Subject: RE: MCPS Properties Plan Update
Date: Tuesday, January 13, 2026 4:09:57 PM
Attachments: image001.png
42527f18-4afa-489a-83d3-2c0119b68aee.png

Hi Joanna,

For the Linda Vista property, the recommendation from the planning committee is currently a sale and trade with the city. This will be determined through a negotiation with the city that will occur after the completion of the plan. The key principle (slide 18) was used in making this recommendation. I have a meeting scheduled later this month with the city to verify this is accurate, but in previous meetings with the city, the primary interest for the city in acquiring this property is to expand the existing park and have the property remain as open space.

All email I receive will be part of the public comments that are part of the final plan, you can provide public comment at the meeting tonight, and you can comment on the draft plan that will be released on February 23rd.

Thanks,
Kate

Kate Dinsmore, PLA, SITES AP
Landscape Architect • WGM Group

From: Joanna Kreitinger <joanna.kreitinger@protonmail.com>
Sent: Tuesday, January 13, 2026 2:02 PM
To: Kate Dinsmore <kdinsmore@wgmgroup.com>
Subject: Re: MCPS Properties Plan Update

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Hi Kate,

If you are collecting community feedback on this plan, I'd like to include feedback.

I am reaching out to encourage strong consideration for the land currently owned by MCPS along Marilyn Park in Linda Vista to be considered for Missoula's open spaces.

With Linda Vista and Miller Creek accommodating so much of Missoula's housing expansion and development, with much, much more coming our way, the preservation of wooded areas used responsibly by Missoula residents and also by wildlife is important. Sale and development cannot be undone.

From spending many days at Marilyn Park over recent years, I've found that it is used by many neighborhood residents as well as Missoula City and County residents. Residents from outside our neighborhood, including summer camps, drive to this park and open space. It's a gem that is worth protecting as open space.

Are there steps residents can take to encourage this parcel's adoption as an open space?

Best regards,
Joana

Joanna Kreitinger, PhD
m: 406.599.0808

Sent from Proton Mail for iOS.

-------- Original Message --------
On Monday, 01/12/26 at 12:40 Kate Dinsmore <kdinsmore@wgmgroup.com> wrote:

> Good afternoon,
>
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Kate Dinsmore, PLA, SITES AP
Landscape Architect

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1111 East Broadway
Missoula, Montana 59802
www.wgmgroup.com

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From: Kate Dinsmore
To: Engage
Subject: FW: good option
Date: Tuesday, January 20, 2026 10:03:56 AM
Attachments: 8013cd64-b00c-4b84-9d24-f6161477a1a9.png
WGM_banner_d922236b-c768-40f1-b664-41d0c469805a.png
00bc3f0b-0e64-437a-8774-d8d9e40d6a5f.png

Kate Dinsmore, PLA, SITES AP
Landscape Architect • WGM Group

From: Kate Dinsmore <kdinsmore@wgmgroup.com>
Sent: Tuesday, January 20, 2026 9:39 AM
To: Peter Lesica <lesica.peter@gmail.com>
Cc: Jenny Walsh <jwalsh@mcpsmt.org>
Subject: RE: good option

Hi Peter,

The Helena Public School District used an RFP (request for proposal) process which is one of the options we've been discussing. If MCPS decides to use an RFP process, MCPS will determine the criteria to evaluate proposals which has not been discussed yet. With an RFP process, any entity can submit a proposal and then that proposal will be evaluated against the evaluation criteria.

If MCPS chooses an RFP process and there's an entity that wants to turn Prescott into a community center, then that could be a satisfactory outcome. The challenge is finding an entity with funding for a community center that can also take on addressing the deferred maintenance of the building.

You might reach out to Bozeman's Emerson Center for Arts and Culture and the Helena Public School District to see if they can provide more information.

Kate Dinsmore, PLA, SITES AP
Landscape Architect

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www.wgmgroup.com

WGMGROUP™
Community Values. Inspired Futures.

From: Peter Lesica <lesica.peter@gmail.com>
Sent: Tuesday, January 20, 2026 7:25 AM
To: Kate Dinsmore <kdinsmore@wgmgroup.com>
Cc: Jenny Walsh <jwalsh@mcpsmt.org>
Subject: good option

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Hi Kate,

Any chance for this option?

Could an old Helena elementary school become a new community center?

Peter

From: Kate Dinsmore
To: Peter Lesica; Angie Evenden; Martha Newell; Jenny Walsh; Meg Whicher; Rachel Huff-Doria
Cc: Laura Fox; Janet Glassy; Elaine Shea
Subject: RE: Prescott
Date: Thursday, February 19, 2026 1:54:43 PM
Attachments: c3165d20-0f60-4f08-b567-b82830690ff4.png
WGM_banner_d922236b-c768-40f1-b664-41d0c469805a.png

Hi Peter,

I'm glad you were able to initiate a conversation with Friends of Missoula Parks. At this point, it would be best for the neighborhood representatives to meet with Ross and report back to WGM and MCPS. We're working on putting the finishing touches on the draft of the plan that will be out on Monday. The implementation tasks include a process for writing the RFP so there will be plenty of time to work through those details.

Thanks,
Kate

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From: Peter Lesica <lesica.peter@gmail.com>
Sent: Thursday, February 19, 2026 11:47 AM
To: Angie Evenden <boulderdraw@gmail.com>; Martha Newell <mnewell@montana.com>; Jenny Walsh <jwalsh@mcpsmt.org>; Meg Whicher <WhicherM@ci.missoula.mt.us>; Kate Dinsmore <kdinsmore@wgmgroup.com>; Rachel Huff-Doria <rachel@rhd-llc.com>
Cc: Laura Fox <lafox50@msn.com>; Janet Glassy <jjglassy@gmail.com>; Elaine Shea <chickadeepc@gmail.com>
Subject: Prescott

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Dear Prescotters,

Ross Mollenhauer, the president of Friends of Missoula Parks, got back to me this morning (see attached). We spoke for a little while. He knows a lot more about this stuff than I (and probably you) do. He said that it is important that we have some input into the RFP (request for proposal) before it goes out. He agreed that we could have a meeting. I am hoping that I can set something up real soon because I am leaving town on the 21st and the only days in the next month that Angie will be here are March 11th and 12th. I am hoping that Martha, Angie and I can meet with Ross on one of those days.and it would be great if a WGM person and a School Board person could also attend. So please let me know ASAP and I'll try to set something up.

Peter

From: Kate Dinsmore
To: Engage
Subject: FW: Helena idea for school
Date: Tuesday, January 20, 2026 10:04:07 AM
Attachments: 50e03f8e-e2aa-4851-9bc1-de9a9f83f42f.png
ffbbc381-ffc3-49c8-94a6-ee5fce9c3b14.png
WGM_banner_d922236b-c768-40f1-b664-41d0c469805a.png

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From: Kate Dinsmore
Sent: Tuesday, January 20, 2026 10:03 AM
To: angie boulderdraw <boulderdraw@gmail.com>; rachel@rhd-llc.com
Subject: RE: Helena idea for school

Hi Angie,

Thanks for sharing. The Helena Public School District used an RFP (request for proposal) process which is one of the options we've been discussing. If MCPS decides to use an RFP process, MCPS will determine the criteria to evaluate proposals which has not been discussed yet. With an RFP process, any entity can submit a proposal and then that proposal will be evaluated against the evaluation criteria.

If MCPS chooses an RFP process and there's an entity that wants to turn Prescott into a community center, then that could be a satisfactory outcome. The challenge is finding an entity with funding for a community center that can also take on addressing the deferred maintenance of the building. Bozeman's Emerson Center for Arts and Culture and the Helena Public School District might be able to provide more information to inform the MCPS process.

From: angie boulderdraw <boulderdraw@gmail.com>
Sent: Tuesday, January 20, 2026 9:53 AM
To: Kate Dinsmore <kdinsmore@wgmgroup.com>; rachel@rhd-llc.com
Subject: Helena idea for school

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Hi Kate and Rachel -

something like this could be a good solution for Prescott

https://montanafreepress.org/2026/01/19/could-an-old-helena-elementary-school-become-a-new-community-center/

-=-angie

From: Kate Dinsmore
To: Shauna Yellow Kidney
Subject: RE: No On Properties Proposal
Date: Monday, February 23, 2026 11:24:43 AM
Attachments: c5320bc2-64d8-4167-aa6c-35cba1416a1f.png
WGM_banner_d922236b-c768-40f1-b664-41d0c469805a.png

Hi Shauna,

Your comment will be included in the public involvement appendix of the plan. The public review draft of the plan will be released later today. The public comment period for the draft plan will be open through March 16th. You're welcome to comment through the website or by email during that time. Comments we receive will be logged along with the response to the comment and shared with the Board of Trustees prior to the April 14th meeting where the plan is scheduled for approval. All Board of Trustees meetings are open to the public and have time available for public comment.

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From: Shauna Yellow Kidney <yellowkidneys@gmail.com>
Sent: Monday, February 23, 2026 10:03 AM
To: Engage <Engage@wgmgroup.com>
Subject: No On Properties Proposal

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Kate, Max or Rachel,

I attempted to submit a response to the planning survey months ago and was emailed back with a notification that it did not go through. I am unilateterally against the development of our Missoula County Public Schools properties as proposed. Make use of what you have! How do I file an official complaint on my right to oppose this?

I will be attending the Board of Trustees Meeting to voice my opinion and the concerns I have about current gross growth in Missoula that I find unacceptable.

Who oversees your team?

Shauna Yellow Kidney

From: Kate Dinsmore
To: Engage
Subject: FW: MCPS Duncan Property Valuation Feedback
Date: Tuesday, March 31, 2026 2:04:11 PM
Attachments: 5409785a-7176-4efd-9435-34105dad7e02.png
WGM_banner_d922236b-c768-40f1-b664-41d0c469805a.png

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From: John Oetinger <johnoetinger@outlook.com>
Sent: Tuesday, March 31, 2026 10:59 AM
To: publiccomment@mcpsmt.org
Cc: Kate Dinsmore <kdinsmore@wgmgroup.com>; Dave Harmon (ecollama@msn.com) <ecollama@msn.com>
Subject: MCPS Duncan Property Valuation Feedback

[EXTERNAL EMAIL] Only open attachments or click on links from senders you trust.

Dear MCPS Trustees,

The valuation of the 13 acre Duncan Property (PEAS Farm and Duncan Playing Field) should be modified in the written plan provided by WGM and Sterling, before voting to approve the plan on April 14.

- The pdf named “Appendix B: Broker Opinions of Value”, dated Aug 2025, section B.2 states: “….if rezoned under the City of Missoula, it would most likely fall into either R20 (lower density) or RT10 (higher density) zoning. R20 zoning would allow fewer homes, likely resulting in a lower property value. RT10 zoning would allow more homes, increasing its market potential and price”.
- The property was zoned R-R1 in January of 2026, as is noted in the “MCPS Properties Plan Public Review Draft Part 1” pdf, pg79.
- Sterling’s likely valuation, dated Aug 2025, of $3,680,000 is based on R20, and $4,250,000 is

based on RT10, as is the suggested list price of $4.5M, all of which is therefore out of date and inaccurate.
- R-R1, which appears to be lower density than either R20 or RT10, means that if it were sold to a developer, the price would likely be significantly lower than Sterling's valuation.
- "MCPS Properties Plan Public Review Draft Part 1" pdf, pg86 states "The first priority is to sell or trade the property to Garden City Harvest, the City, the County, or the University of Montana while maintaining the existing uses on the site". WGM echoed this recommendation during their presentation in Jan of 2026, and several of the trustees verbally reinforced this intent at that meeting.

Therefore, if it were sold to group(s) that would maintain its existing use (probably zoned OP-1), the sell price would probably not be over $1M, for the 13 acre Duncan Property.

MCPS should go back to WGM and Sterling and obtain two new valuations, one for R-R1 and one for (probably) OP-1.

It's important that when the trustees vote on this plan, that the plan include accurate information, so we urge you to postpone the April 14 vote until this inaccuracy can be corrected.

There is no rush. Let's get this right before voting on the plan.

These comments are provided by John Oetinger, spokesperson for the Missoula Old Boys Soccer Group, that built the Duncan Playing Field, and that continue to use and maintain it.

Thanks

John Oetinger
1500 Sunflower Dr
Missoula MT, 59802, USA
406-370-7583
johnoetinger@outlook.com

APPENDIX A.7

PLANNING COMMITTEE MEETINGS

Present

Kate Dinsmore, Rachel Huff-Doria, Micah Hill, BurleyMcWilliams, Amy Shattuck, Pat McHugh, Jennifer Savage, Trevor Labowski, Jeff Avgeris, Jenny Walsh, Koen, Julie Lacey, Keegan Witt, Max, Walter Banziger

Group discussion to agree on meeting structure
Start/end on time
Willingness to listen to opposing views
Patience with the process / trust the process

- Check your opinions at the door

Ability to speak in draft, patience with incomplete thoughts
Opportunity for everyone to participate
Consideration of those who aren't in the room
Powerpoints and materials shared in a timely manner
Be efficient - Be intentional - Stay out of the weeds

- Accomplish what needs to be done within the allotted time

Hybrid option - in person preferred

Decision making process

Consensus based

- Agree
- Reservations
- Stand aside
- *Block-committee chooses to not have this option*

Can recommend action and note that it was not a unanimous recommendation. Explanation not required.
Speak with one voice. Focus on robust/honest discussion.
Find consensus to move forward while honoring the right of someone to stand aside

Group exercise to define priorities, needs/uses

Student Pre-K-12 Instructional

- Safe, clean, and comfortable learning environment
- Land for schools in future growth areas
- CTE central location
- Northern middle school
- CTE discovery center for middle school
- CTE discover center at high school
- "Dirty" building Pre-K-5
- Performing arts space
- Middle school on northside
- Arts facility

Student Physical Education

- Indoor athletics facility

Student Housing

- Student housing (mainly high school)

Student Special Resources

Student Activities

- Robotics space

- Performance hall space
- Tennis court

Student Athletics

- Baseball field
- Swimming pool

Parking

- Hellgate parking
- Hellgate high parking

Student Food Services

- Porter cafeteria
- Dedicated cafeteria at porter
- Cafeteria space at certain schools

Staff Housing

- Staff housing
- Seeley housing

Staff Administrative
Student/Staff Food Services
Staff Building Services

- Boilers/HVAC

Community Housing
Community Non-profit
Community Daycare

- Daycare for staff

Community Recreation

- Indoor rec facility

Community For-Profit Business
Community Adult Instructional
Event/Conference Space

- Conference and event space
- Building rentals for conference

Future Uses

- Special education hub
- CTE facility

Guiding principles for community engagement -
handout, small group discussion
Readouts:
Transparency of the process, understanding of the process
People felt heard even if … Balanced
Learn new facts/information
Opportunity to engage. dialog/feedback
Challenge:
Relay information to the public
Strategy:
Multiple access points for engagement

Ultimate responsibility is to the district over individual people.
Look at things holistically.
Collaboration with public agencies.
Make sure community resources reflect community values

Guiding values & principles to decision making about best use of vacant properties
Handout, small group discussion
Readouts:
Impact: Properties provide the greatest benefit with focus on returns to student and furthering the mission and vision of the district
Family & community impact. Families can raise future families
Community: Student learning - high priority within strategic plan
Financial relief, community use (40% use is outside groups), educational opportunities
We are one district, opinions are relevant
Change: Consider historic role, cost to maintain & upgrade, potential revenue and future use
Tie to student outcomes and alternative use to the community
Commingling -vs-silos
Reducing duplication in services
Indicators: Does it directly impact student learning or indirect impact to district operations
Reflect core roles in our mission at MCPS
Principles: Impact to students. Alignment with strategic plan, mission & vision
Is it being used for its intended purpose
Enables your kids to raise their kids here

End Goal - Process

- Assessment -vs- Plan
- Financial insulation
- Is this linear with an end or can it be updated periodically?
- Community benefit…ie housing

3/28

Present
Kate, Rachel, Micah, Burley, Amy, Pat, Jennifer Savage, Trevor, Denise, Koan, Jeff, Jenny, Julie, Keegan, Max, Walter

Welcome and Introductions

Review Support Tools:
Thumbs up for committee agreements
Thumbs up for decision making agreements
Review and vote on corrected dates

- All on the 3rd week of the month other than this meeting due to Spring Break
    - Micah 10/17 - MEA, Moved to 10/24
- Approved, None opposed

Review and Discuss Public Engagement Strategy

- Public engagement will begin after April meeting
- Messaging needs to be finalized by then, one on one meetings upcoming
- 1st round of public meetings - Focusing on needs and priorities of the community
- Small group breakout sessions
    - Could add to the engagement plan - Engage a diverse population
    - Transparency - difficulty getting central messaging out
        - Review city website as a model
        - Ensure community members are understood - action oriented
    - Define what the communication plan looks like
    - Avoid people feeling blindsided
- Theme: transparency & communications - how.
    - Active and purposeful engagement
    - Need for a feedback loop
    - Say some version of "We are here for the good of children not just to satisfy community desires"
        - There is the opportunity for collaboration with the community but the ultimate goal is what is best for the children. The board will make the final decision based on all feedback.
- Do you have information on how to connect with specific stakeholders or stakeholder groups? Provide your contact information for each one you can help facilitate.
    - Micah - lean on personal relationships
    - Ask Andrea Davis & MDP to help facilitate outside of personal interactions (developers)
    - Next meeting will provide more feedback based on this exercise

Decision Framework Part 1

- Priorities
    - Top
        - Student k-12 Instruction
        - Student Special Resources
        - Student Physical Education
        - Student Activities (extracurricular)
        - Student Athletics (extracurricular)
    - Mid
        - Future uses
        - Staff housing
        - Event conference space
        - Community adult instructional
    - Bottom
        - Staff building services
        - Staff food services
        - Student housing
        - Parking
        - Community recreation
        - Community non-profit
        - Community daycare
        - Community for profit
        - Community housing

Undeveloped Properties

- Tooele Park
    - Mutual Agreement 1981 w/ City
    - Primary use HHS education
    - No parking, no competition
        - Transient issues, needles, dog messes
    - Walter, Micah see opportunity. Possible Parks & Rec partnership
        - Include neighborhood council in discussion
- Seeley Swan HS Undeveloped land
    - Multiple wells and septic systems
- Ft Missoula Vo Ag
    - Conservation group plan for irrigation
    - Ag center summer grazing
    - Ag community highly engaged
- Rattlesnake
    - Currently used by HHS soccer, softball and baseball teams
    - Not sufficient parking, traffic nightmare
- Rimmel Rd
    - Not much known (gift/purchase)
- Linda Vista

    - Poor access
    - Gifted by Twite, verbally offered to buy it back
    - Determined not useful for a school
    - Possible trade location
- Duncan Drive Peas Farm
    - Leased to the city, sub leased to Garden City Harvest through 2054
    - Operational farm - 3 year termination notice requirement
    - Our students do have educational opportunities through this
    - Difficult neighbor

Next month:
What role will MCPS play in future management of these properties?

In Attendance:
Burley, Micah, Trevor, Max, Vinny, Jennifer, Pat, Koan, Rachel, Kate, Julie, Walter

Recap priorities and needs from previous meeting
Review project messaging and survey
Familiarize committee with developed properties
Get committee insight on feasibility and risk

1. Getting Started
- Welcome
- Reconnect
- Meeting Purpose and Agenda

2. Facility Priorities and Needs

Explanations of suggestions:

Centralized CTE center to better serve MS & HS students. Centralization will better serve more students with higher caliber facilities and better time management.

"Dirty" elementary - Hands on learning center

3. Project Messaging, Survey, Listening Sessions

Verbiage edits - physical properties are being reviewed, not programs
Underutilized properties instead of "surplus properties"
Add something about some properties may remain unchanged.

Review MCPS Stakeholder Map

3rd listening session "Open", possibly add a Seeley session

4. Overview of Developed Properties

- Cold Springs
    - 6.74 acres
    - Multiple uses currently. Childcare, dance, cancer support, boxing
- Dickinson
    - 5.74 acres
    - Adult education. Heavily utilized
- Administration
    - 1.5 acres, dual zoning
    - Previous "Historical Building" conversation.
    - Residence hall?
    - Can it ever serve an academic purpose?
- Whittier
    - 1.16 acres, zoned residential
    - Headstart
- Prescott
    - 2/09 acres +.32 acres owned by Prescott PTA
    - Lots of community interest

- Mount Jumbo
    - 5 acres,
    - Multiple uses currently. MPD, Friends of the Children
    - Lots of community interest

5. Guiding Framework Part 2
- Feasibility and Risk
    - Take and review results of best use surveys. Focus on comfortability in selling properties vs redevelopment.

6. Public Comment

7. Close

In Attendance:
Burley, Micah, Trevor, Max, Vinny, Jennifer, Pat, Koan, Rachel, Kate, Julie, Walter

Recap priorities and needs from previous meeting
Review project messaging and survey
Familiarize committee with developed properties
Get committee insight on feasibility and risk

1. Getting Started
    - Welcome
    - Project Updates
        - Jefferson
        - Public Launch of Project & Survey
        - Outreach
            - Learning Sessions

2.Property Review Methods

- Property Location
- Property Size
- Rating systems

3. Property Review Exercise

Review each property and mark the value matrix for each property

- Review how each property is performing today based on the matrix
    - Is the property depreciating in value? Do you need to invest in the property to make it functional? Is there deferred maintenance?
    - Does the property directly or indirectly enhance student learning opportunities to meet the core needs? Is the property in an appropriate location and a size that could support a pre-k-12 school or secondary instructional space?
    - Is the property contributing to meeting the Core Purpose of MCPS?
    - Is the property appreciating in value? Is the property well maintained?

Review where growth is happening and projected in Missoula in relation to where each property is located.

4.Property Reviews based on matrix and community growth.⭐ Positive 🚧Neutra ⛔ Negative

- Cold Springs
    - 6.74 acres
    - Multiple uses currently. Childcare, dance, cancer support, boxing
    - Location:
    - Site Access: Approaches from 3 sides 🚧
    - Income Generation: ⭐
    - Building Condition:
    - • School House: 🚧
    - • North Wing: ⛔
    - • West Wing: ⛔
    - • South Gym:🚧
    - Mechanical:🚧
    - Plumbing:🚧
    - Fire Sprinkler: None ⛔
    - Electrical Power:🚧
    - Electrical Lighting: 🚧

  - Communications: 🚧
  - Safety & Security: 🚧
  - Structural: No Major Issues🚧

- Dickinson
  - 5.74 acres
  - Adult education. Heavily utilized
  - Location: ⭐
  - Site Access: Satisfactory – 2 sides🚧
  - Income Generation:🚧
  - Building Condition:
  - • Main Building: 🚧
  - • North Addition:🚧
  - • East Addition:🚧
  - Mechanical: ⛔
  - Plumbing:🚧
  - Fire Sprinkler: None ⛔
  - Electrical Power:⛔
  - Electrical Lighting:🚧
  - Communications:🚧
  - Safety & Security:🚧
  - Structural : No Major Issue🚧
  -
- Administration
  - 1.5 acres, dual zoning
  - Youth Football Robotics, Storage
  - Site Access:⭐
  - Lot Size: 1.5 ac⛔
  - Location:⭐
  - Income Generation: 🚧
  - Building Condition:
  - • Main Building: Shell 🚧 Interior⛔
  - • South Addition: ⛔
  - Mechanical: ⛔
  - Plumbing:⛔
  - Fire Sprinkler: None ⛔
  - Electrical Power:🚧
  - Electrical Lighting:🚧
  - Communications:🚧
  - Safety & Security:🚧
  - Structural: No Major Issue🚧

- Whittier
  - 1.16 acres, zoned residential
  - Headstart
  - Site Access: Good
  - Lot Size: 1.16 ac⛔
  - Location:⭐
  - Income Generation: 🚧
  - Building Condition: Shell 🚧 Interior ⛔
  - Mechanical: 🚧

  - Plumbing:🚧
  - Fire Sprinkler: Present ⭐
  - Electrical Power:⛔
  - Electrical Lighting:🚧
  - Communications:🚧
  - Safety & Security:🚧
  - Structural: No Major Issues🚧

- Prescott
  - Site Access:⛔
  - Lot Size: 2.41 ac ⛔
  - Location:⛔
  - Income Generation:⛔
  - Building Condition: Shell 🚧 Interior⛔
  - Mechanical: ⛔
  - Plumbing:⛔
  - Fire Sprinkler: None ⛔
  - Electrical Power:⛔
  - Electrical Lighting:⛔
  - Communications:⛔
  - Safety & Security:⛔
  - Structural: No Major Issues🚧

- Mount Jumbo
  - 5 acres,
  - Multiple uses currently. MPD, Friends of the Children
  - Site Access: Access 3 sides🚧
  - Lot Size: 5.073 ac ⛔
  - Location:🚧
  - Income Generation:⭐
  - Building Condition: 🚧
  - Mechanical: 🚧
  - Plumbing:⭐
  - Fire Sprinkler: None ⛔
  - Electrical Power:🚧
  - Electrical Lighting:🚧
  - Communications:🚧
  - Safety & Security:🚧
  - Structural: No Major Issues🚧

- Jefferson
  - Parks & Rec, CRYJ
  - Site Access:⭐
  - Lot Size: 5.11 ac ⛔
  - Location:⭐
  - Income Generation::🚧
  - Building Condition: Incomplete
  -

5. Public Comment
6. Close

August 15, 2025

- Welcome
- Project Updates

1. Community Engagement Summary

- Learning Sessions were held with current property users:
  - Agriculture/FFA/Big Sky High School
  - Seeley Swan High School
  - Peas Farm
    - Garden City Harvest
  - Dickenson
    - Lifelong Learning Center
  - Cold Springs
    - Child Start, Inc
    - Cancer Support Community Montana
    - Missoula Child Care Advantage (United Way)
  - Mount Jumbo
    - Friends of the Children
  - Administration
    - Missoula Football Club
    - Missoula Robotics Club
- Innovative partnership models that benefit the community and align with MCPS's mission
- Grateful for space, and desire for greater stability and prediction
  - ex: fears of property selling / turning into school, unexpected rate increases and/or maintenance and upkeep costs)
- Partner and program investments in facility improvements
- Substantial infrastructure challenges requiring investment and planning
- Growing program demand and capacity constraints

2. Open Houses

- September 15-17 - community input opportunities on the MCPS Properties Plan. Missoula County Public Schools invites the public to attend any or all of six Open House events for buildings included in the MCPS Properties Plan.

What to Expect:

  - Guided tours of each facility
  - Learn about current building conditions and usage
  - Review proposed plan alternatives
  - Share your feedback and participate in discussion

- Monday, September 15
  - 3:30 - 5:30 PM: Whittier Bldg
  - 6:00 - 8:00 PM: Administration Bldg

- Tuesday, September 16
  - 3:30 - 5:30 PM: Cold Springs Bldg
  - 6:00 - 8:00 PM: Dickinson Bldg (Lifelong Learning Center)

- Wednesday, September 17
  - 3:30 - 5:30 PM: Prescott Bldg
  - 6:00 - 8:00 PM: Mount Jumbo Bldg

3. Public Comment
4. Close

1. Welcome
2. Review decision-making process and plan adoption process
3. Building tours and survey recap
    - Tours were interesting to trustees and contractors
        - Community provided insight into each property
            - Dickinson Building - September 16, 2025, Desire to see LLC continue its operation. Curiosity about partnering with LLC or using the Property as a joint space for other community initiatives; ex: UM and Indigenous learning and gathering space.
            - Prescott Building - September 17, 2025, Importance of Park and green space to nearby community Importance of historical significance of building and property. Desire from some to see a return of a community school. Misconception that decisions have already been made about property, and that it is being coordinated in tandem with City zoning / code reform work. Strong split opinions on the need for housing / desire to not have housing on this property. Desire to have a local or public meeting space in the neighborhood. Strong community interest in use of and caring for space.
            - Mount Jumbo Building - September 17, 2025, Desire to see “Friends of the Children” continue to operate in this space. The importance of the Park and green space for the community. Desire to access the gym; noted lack of indoor activities. Desire to have a local or public meeting space that is within the community. Strong community interest in use of and caring for space. Nearby development and community input in process.
    - Large amount of misinformation relayed
        - Cost of repair/maintenance, historical significance, current educational needs/facility structure
4. Additional stakeholder meetings
    - Recommend public meetings to discuss each property and how they were identified to be part of this project and why conclusions were made.
5. Review of property valuations and Q&A with Sterling CRE Advisors
    - Review property valuations and suggested list prices if it is determined to sell property.
        - Administration
            - Range of value $2,000,000 - $3,000,000
        - Prescott
            - Range of value $2,100,000 - $2,615,000
        - Duncan Drive
            - Range of value $3,680,000 - $4,250,000
        - Rattlesnake Drive
            - Range of value $1,250,000 - $1,500,000
        - Linda Vista
            - Range of value $1,200,000 - $1,525,000
        - Rimel Road
            - Range of value $6,000,000 - $6,750,000
6. Long-term lease vs. sale
    - Benefits of long-term leases:
        - The developer doesn’t have to factor the land cost into the project and reduces their holding costs associated with the land.
        - The term of the lease can be flexible - longer leases to help with cash flow of the project, or shorter leases with options to buy the property.
        - It does provide a potential revenue stream for the owner of the property (MCPS).
        - Management of the property is the responsibility of the developer who builds the building, not the owner of the land.
    - Challenges of land leases:

    - They are not often done here, so we don't have a lot of examples to work with.
    - A long-term lease holds up the property (think Peas farm)
    - It can be harder to sell a property in the future.
    - In the case of MCPS, there would need to be some understanding of covenants that are associated with school properties (no tobacco or alcohol use) run with the land itself or just the building.
    - Lending costs are higher on a project.
    - Most active market is the quick service restaurant market, but long-term leases can be used for residential.
    - Towards the end of the lease properties often don't get maintained.

7. Financial scenarios for overall options
    - Rental Income vs Property Sale
        - Benefits of Lease:
            - Lease feels less permanent
            - Land stays in public ownership
            - Income from lease is ongoing so there isn't one lump sum payment that's gone in an instant
            - May be more income over the long term
    - Benefits of Sale:
        - Larger payment that can be invested and used for other properties
        - Reduction of liabilities
        - Puts to bed speculation about a property
        - No more management of property

    - Brainstorm the best way to disseminate information to both the board and public. This would be part of Phase 4.

8. Review survey results.
9. Recap decision-making process and plan adoption process
    - What is MCPS's role in the community and how do the decisions made around these properties affect the city's land use and zoning.
10. Public Comment
11. Close

Missoula County Public Schools
MCPS Properties Plan Committee Meeting
Administration Building
9:30 – 12:00 pm
November 21, 2025
Present: Burley McWilliams , Amy Shattuck , Denise Williams , Julie Lacey, Jennifer Savage , Jenny Walsh, Keegan Witt, Micah Hill, Trevor Laboski, Walter Banziger (online), Rachel Huff-Doria, Kate Dinsmore
Agenda
1. Welcome
2. Plan adoption process

- December/January: Trustee Meeting(s)
    - ○ Purpose: Update board with information on project to date, including community feedback on options, and the Planning Committee's recommendation on overall approach to property decisions.
    - Seek input on overall approach and on challenging properties.

- January/February: Planning Committee Work Session #8
    - ○ Purpose: Review and finalize recommendations and implementation plan in draft deliverable for presentation to Board of Trustees
    - WGM needs time to prepare the document after trustee meeting(s) and time for planning committee review prior to the work session
    - How much time does the planning committee want to review the document?

- March: Draft Review Period
    - ○ Purpose: Share draft report, supported by planning committee, with public and Board of Trustees
    - ○ 3-4 week comment period
    - ○ Comments will be addressed with administrative approval into an adoption draft. Comments that are not addressed will be provided to the Board of Trustees and publicly available.

- April/May: Board of Trustees Meetings for Plan Approval

3. Additional stakeholder meetings

- Ongoing Discussions
    - ○ Lower Rattlesnake Neighborhood
        - ■ Neighborhood members are very involved and looking for solutions to keep Prescott in place. They have been made responsible for scheduling future conversations.
        - ■ Jenny & Keegan are willing to attend their meetings to represent MCPS trustees.
        - ■ Micah questions value added by their attendance and possible misunderstandings that they do not speak for the board.
        - ■ Burley agrees with Micah's assessment. He thinks the neighborhood council meetings may be premature and that meetings should be held after recommendations are made to the board.
        - ■ Julie thinks they should focus on working with partners with the same goal.
    - ○ City of Missoula
            - WGM is working with the city to clarify the school property zoning. This is to make sure the zoning is appropriate for possible sale or repurpose of properties.
        - ■ Parks
        - ■ UDC/Zoning
    - ○ Homeward

- What other meetings are needed?
    - Cold Springs
    - No others requested by committee members

4. Long-term lease vs. sale

- Benefits of long-term leases:
    - The developer doesn't have to factor the land cost into the project and reduces their holding costs associated with the land.
    - The term of the lease can be flexible - longer leases to help with cash flow of the project, or shorter leases with options to buy the property.
    - It does provide a potential revenue stream for the owner of the property (MCPS).
    - Management of the property is the responsibility of the developer who builds the building, not the owner of the land.
- Challenges of land leases:
    - They are not often done here, so we don't have a lot of examples to work with.
    - A long-term lease holds up the property (think Peas farm)
    - It can be harder to sell a property in the future.
    - In the case of MCPS, there would need to be some understanding of covenants that are associated with school properties (no tobacco or alcohol use) run with the land itself or just the building.
    - Lending costs are higher on a project.
    - The most active market is the quick service restaurant market, but long-term leases can be used for residential.
    - Towards the end of the lease properties often don't get maintained.

5. Financial scenarios for overall options

- Rental Income vs Property Sale
    - Benefits of Lease:
        - Lease feels less permanent
        - Land stays in public ownership
        - Income from lease is ongoing so there isn't one lump sum payment that's gone in an instant
        - May be more income over the long term
- Benefits of Sale:
    - Larger payment that can be invested and used for other properties
    - Reduction of liabilities
    - Puts to bed speculation about a property
    - No more management of property

Discussion

- Jenny- Invest proceeds and only spend proceeds. May be easier to present than just a sale.
- Trevor- We're not quite sure we're to this point yet. Lease and Sale are basically the same, either way the property is gone. It is very difficult (social cost) to reclaim a property after a long term lease - ie: Peas Farm.
- Julie - Leases are viewed by contractors as getting a deal that we wouldn't otherwise make. We need to be cognizant of this view and weigh the public benefit of the lease/non-lease.
- Jennifer Savage - We need to consider how we want to play in the space of our community partnerships. City, County, UM, MCPS etc.
    - Response Micah - We also need to look at how those partners are playing in that space in regard to MCPS and contribution to the community around our properties. The space needs to be mutually beneficial.

  - Julie - We need to look at public perception of MCPS property ownership, use and how it can/may change hands.

Committee Summary of sale/lease options

- Need further conversation about property trades and to be sure that everyone is on the same page.
  - It would be beneficial to bring MCPS, City, County and Parks into a working group.
  - Properties can be listed as either/or lease/sale
  - How leases are written is very important. ie: lease amount increases, consistent revenue stream
- Committee members unanimously agree with the following statement
  What's the problem we're solving?
  - MCPS building currently not in use as K-12 schools have limited to no funding available to address ongoing and deferred maintenance
  - Uncertainty for MCPS and non-MCPS programs, on MCPS properties not in use as K-12 schools, that are seeking stability and a long-term commitment from MCPS
  - Uncertainty around MCPS properties not in use as K-12 schools that are of high interest outside of MCPS for alternative uses
  - Uncertainty around how vacant MCPS properties should be used and if MCPS should maintain ownership of vacant properties that are not currently contributing to the MCPS Core Purpose

What is your preferred approach to a lease vs. a sale?
Lease: 2 Sale: 2 Middle: 6

6. Cold Springs update

- Burley - structural integrity is still being reviewed by an engineering firm.
- 2 childcare providers have been relocated outside of Cold Springs. The 2 remaining have been moved to a safe location within the building.

7. Approach to property decisions

Discussion

- We focus on having honest and robust discussions that consider multiple viewpoints.

Decision-Making

- We commit to finding a path forward that has general agreement among all planning committee members.

General agreement occurs when –

- All committee members support a proposal or decision, or –
- A majority committee members support a proposal or decision, and a few members have questions, concerns, or different opinions that they voice.
- After voicing opinion the group modifies their proposal and then has general agreement, or –
- The committee member(s) determine that they have a difference of opinion in the decision but are willing to stand aside and let the group move forward.
- If we do not have general agreement, we will not move the decision forward until we do.

Communicating Decisions

- When we finalize a decision or proposal, we aim to speak with one voice as a committee, additionally –
- We still respect the right of an individual on the committee to share an alternative perspective.

8. Public comment

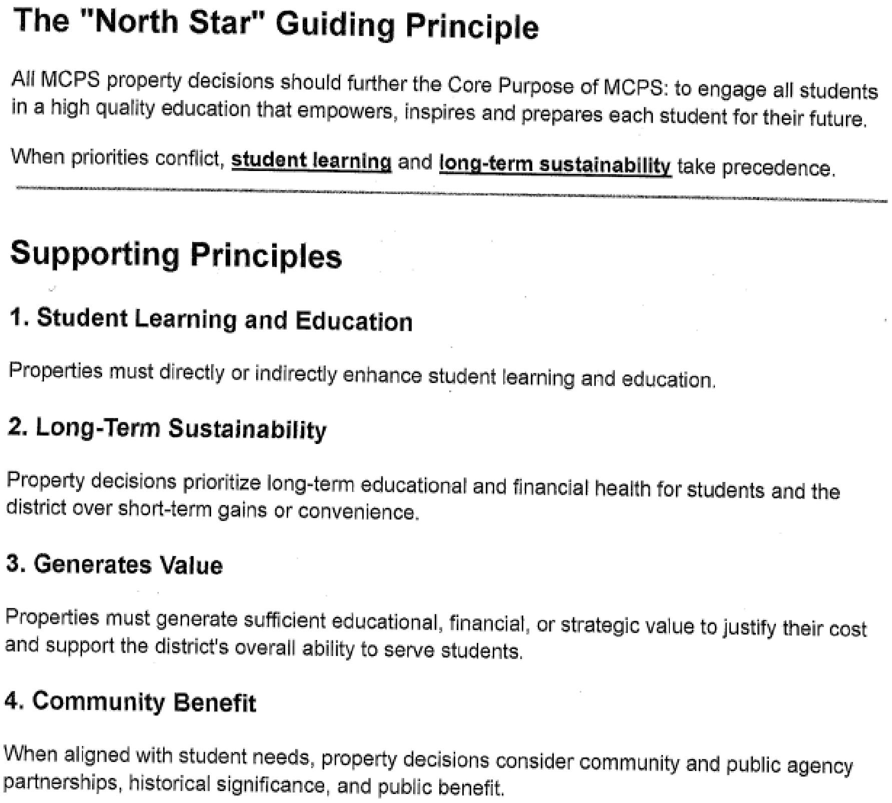
- None

9. Close

Missoula County Public Schools
MCPS Properties Plan Committee Meeting
Administration Building B
9:00 – 11:00 pm
December 19, 2025
Present: Burley McWilliams, Amy Shattuck, Denise Williams, Julie Lacey, Jennifer Savage, Keegan Witt, Micah Hill, Rachel Huff-Doria, Meg Whicher, Jeffrey Avgeris, Jenny Walsh, Kate Dinsmore, Trevor Laboski, Vincent Giammona

Agenda
1. Welcome
- Recap 11/21 meeting

2. Plan adoption process
- Review guiding principles



The "North Star" Guiding Principle

All MCPS property decisions should further the Core Purpose of MCPS: to engage all students in a high quality education that empowers, inspires and prepares each student for their future.

When priorities conflict, **student learning** and **long-term sustainability** take precedence.

Supporting Principles

1. Student Learning and Education

Properties must directly or indirectly enhance student learning and education.

2. Long-Term Sustainability

Property decisions prioritize long-term educational and financial health for students and the district over short-term gains or convenience.

3. Generates Value

Properties must generate sufficient educational, financial, or strategic value to justify their cost and support the district's overall ability to serve students.

4. Community Benefit

When aligned with student needs, property decisions consider community and public agency partnerships, historical significance, and public benefit.

- # 2, Financial Sustainability Approach is what most committee members believe decisions should be based on., # 3, Education & Community Investment Approach is a close 2nd
    - Process will be based on #2 approach

3. Recommendations for properties
- Dickenson
    - Keep and maintain for adult education
- Fort Missoula (Ag education)
    - Keep and maintain for MCPS School Farm
- Jefferson
    - Keep and lease

- Mount Jumbo
    - Keep and lease
        - Burley asks if we can “Keep and/or lease”, committee agrees to verbiage change
- Toole park
    - Maintain current use
- Duncan Drive
    - Explore ownership opportunities with Garden City Harvest, the City, the County, and the University while preserving continued use of the space by Garden City Harvest.
        - Sell or trade
        - Renegotiate lease
    - Maintain ownership until there is an option that benefits the district.
    - Explore the option to split agricultural use from open field / athletic field to create 2 properties.
- Prescott
    - Demo building, maintain land ownership, Maintain Mount Jumbo trail connection
    - Explore the option to split parcels, build gym facility. Dive into zoning regulations before demolition.
        - Sale or lease maximizing financial value (1)
        - Sale or lease with RFP (3)
        - Demo building and maintain (4)
- Seeley
    - Explore opportunities to partner with the County to improve park amenities while maintaining flexibility for future use with limits to park areas.
- Whittier
    - Sale to Head Start if funding is available
    - Long term lease if sale is not feasible
- Linda Vista
    - Explore sale/trade to the city.
- Rimel Road
    - Sell or long term lease
        - Wait for infrastructure to be in place to increase value
- Rattlesnake
    - Parking lot
    - Keep or sell - Last piece of the puzzle
- 6th St
    - Long term lease or sale for non-MCPS use
- Cold Springs
    - Keep. Long term lease(s) (3 year terms)

4. Board Proposal Preparation

- Plan Adoption Process
    - December 19: Planning Committee Work Session #8
    - January 13: Board of Trustees Meeting
        - Purpose: Update board with information on project to date, including community feedback on options, and the Planning Committee’s recommendation on overall approach to property decisions.
        - Seek input on overall approach and on challenging properties.
    - February 6: Planning Committee Work Session #9
        - Purpose: Review and finalize recommendations and implementation plan in draft deliverable for presentation to Board of Trustees

        - Draft to committee January 26
    - February 23 - March 16: Draft Review Period
        - Draft MCPS Properties Plan will be available for public review and comment.
        - All comments will be provided to the Board of Trustees.
        - Changes made to the draft plan based on public comments will be made with MCPS administrative approval prior to the Board of Trustees plan approval.
    - April 14: Board of Trustees Meetings for Plan Approval
        - April 3: Adoption draft available
- Ask trustees to review properties and purpose prior to presentation.
- Show values and potential timelines during presentation

5. Public comment
    - None

6. Close

Missoula County Public Schools
MCPS Properties Plan Committee Meeting
Administration Building A
12:00 – 2:00 pm
February 6, 2026
Present: Burley McWilliams, Amy Shattuck, Denise Williams, Julie Lacey, Jennifer Savage, Jenny Walsh, Keegan Witt, Micah Hill, Trevor Laboski, Rachel Huff-Doria, Kate Dinsmore

1. Welcome
2. Final recommendations and implementation
    a. Prescott Discussion

Option #1 Demolish building and retain ownership of property

1. How might this approach enhance student learning and wellbeing across the District?

Response: Creating open space opportunities, removal gives greater flexibility on property in the future

a. Are there ways student learning and wellbeing is deprioritized through this approach?

Response: Not getting to see a historic building, it's gone and it can't be replaced, if decide something is needed then you have to build

2. How might this approach support long-term educational and financial health for the district?

Response: Money for other things, diverting maintenance costs to other priorities in the district

a. Are there trade-offs or risks to the long-term educational and financial health of the district because of this approach?

Response: No

3. What type of educational, financial, or strategic value does this approach offer?

Response: Getting rid of building to redirect resources, retaining flexibility for future by not selling property

a. What type of educational, financial, or strategic value is deprioritized in this approach?

Response: None

4. How does this approach maximize community partnerships, and promote historical significance and public benefit?

Response: Green space and potential community partnership

a. Does this approach deprioritize or risk community partnerships or public benefit?

Response: Yes, loss of building and potential partnership of someone leasing building or using building

5. If you move forward with this approach, what 1-2 steps could you take during implementation to maximize –

- Student learning and wellbeing for the near or long term
- The long-term educational financial health of the district
- The educational, financial, and strategic value
- Community partnerships and public benefit

Response: Economic class for loss leader

Community sessions – reaching out to neighborhood, being more upfront than a board meeting

Option #2: Long -term lease or sale for non-MCPS use (maintain Mt. Jumbo trail access)

1. How might this approach enhance student learning and wellbeing across the District?

Response: Frees up general fund money so more money for students

a. Are there ways student learning and wellbeing is deprioritized through this approach?

Response: No

2. How might this approach support long-term educational and financial health for the district?

Response: Stop the funding bleed

a. Are there trade-offs or risks to the long-term educational and financial health of the district because of this approach?

Response: Political; and social capital loss, impact to future levy votes, well-mobilized group of people

3. What type of educational, financial, or strategic value does this approach offer?

Response: Fiduciary responsibility, top money plan

a. What type of educational, financial, or strategic value is deprioritized in this approach?

Response: Strategic – community partnership, subsidizing community with MCPS properties

4. How does this approach maximize community partnerships, and promote historical significance and public benefit?

Response: Not much

a. Does this approach deprioritize or risk community partnerships or public benefit?

Response: yes

5. If you move forward with this approach, what 1-2 steps could you take during implementation to maximize –

- Student learning and wellbeing for the near or long term
- The long-term educational financial health of the district
- The educational, financial, and strategic value
- Community partnerships and public benefit

Response: No response

Option #3: Long -term lease or sale via an RFP for non-MCPS use to find use aligned with MCPS and community (maintain Mt. Jumbo trail access; explore maintaining playground as neighborhood park)

1. How might this approach enhance student learning and wellbeing across the District?

Response: Goal alignment in selecting someone, funds for student needs

a. Are there ways student learning and wellbeing is deprioritized through this approach?

Response: If reducing sale price, less funds for students

2. How might this approach support long-term educational and financial health for the district?

Response: Proceeds held in trust for future needs, lower expenses for property

a. Are there trade-offs or risks to the long-term educational and financial health of the district because of this approach?

Response: Loss of goodwill with neighborhood and public

3. What type of educational, financial, or strategic value does this approach offer?

Response: No response

a. What type of educational, financial, or strategic value is deprioritized in this approach?

Response: Strategic – community partnership, subsidizing community with MCPS properties

4. How does this approach maximize community partnerships, and promote historical significance and public benefit?

Response: Only approach that encourages community partnerships and potential housing

a. Does this approach deprioritize or risk community partnerships or public benefit?

Response: no

5. If you move forward with this approach, what 1-2 steps could you take during implementation to maximize –

- Student learning and wellbeing for the near or long term

- The long-term educational financial health of the district
- The educational, financial, and strategic value
- Community partnerships and public benefit

Response: Well informed and drafted RFP that maximizes community goals and district's needs and solicit developer with high-value goal alignment

Recommendation: Sell property with RFP

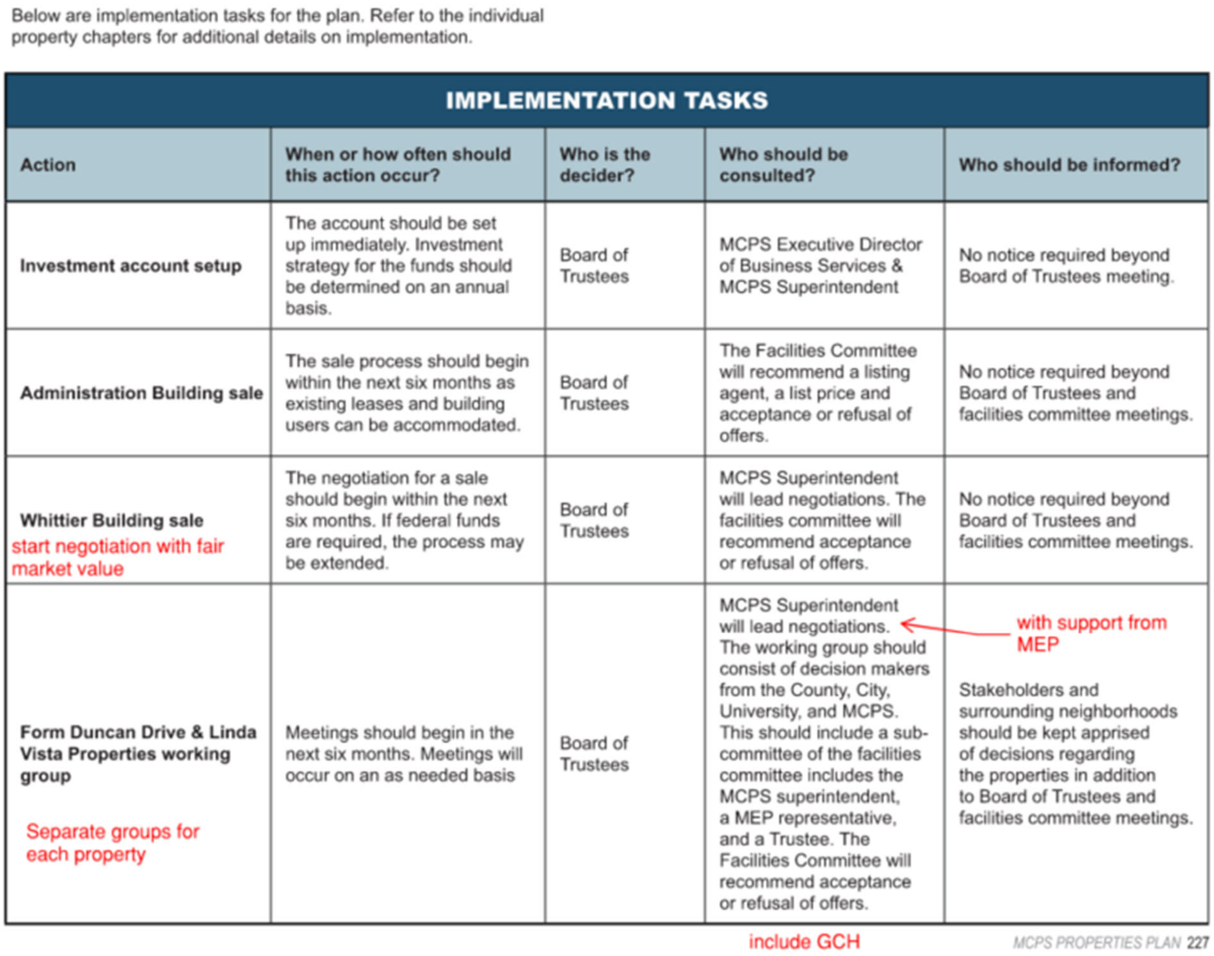
3. Committee wrap-up and final thoughts
    a. Additional meeting added to review implementation
4. Public comment
5. Close

5. Public Comment

6. Close

Missoula County Public Schools
MCPS Properties Plan Committee Meeting
Administration Building A
12:00 – 2:00 pm
February 17, 2026
Present: Burley McWilliams, Amy Shattuck, Denise Williams, Julie Lacey, Jennifer Savage, Jenny Walsh, Keegan Witt, Micah Hill, Trevor Laboski, Vinny Giammona, Rachel Huff-Doria, Kate Dinsmore

1. Welcome
2. Overall implementation strategy
    a. Review of draft implementation chapter. Comments are noted below.



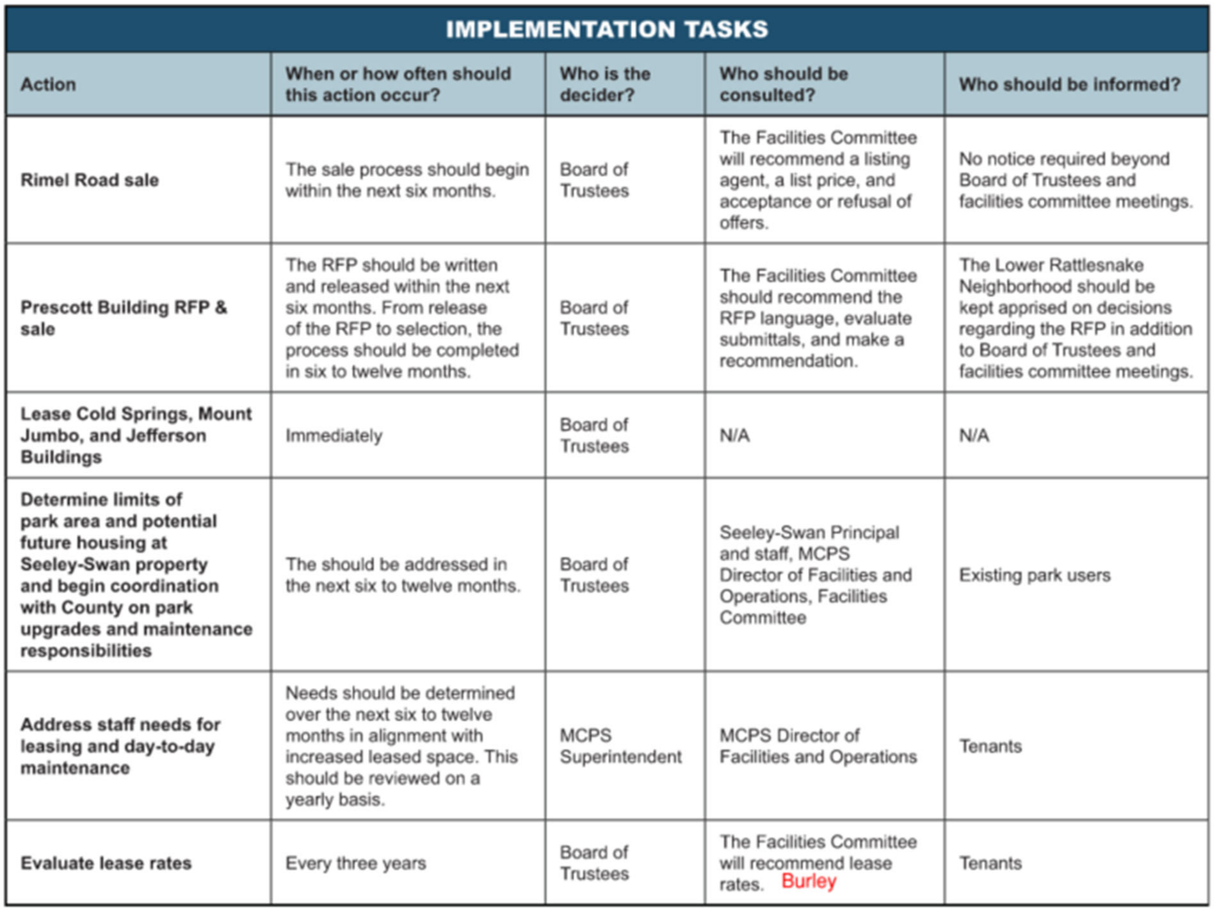
Below are implementation tasks for the plan. Refer to the individual property chapters for additional details on implementation.

IMPLEMENTATION TASKS

Action	When or how often should this action occur?	Who is the decider?	Who should be consulted?	Who should be informed?
Investment account setup	The account should be set up immediately. Investment strategy for the funds should be determined on an annual basis.	Board of Trustees	MCPS Executive Director of Business Services & MCPS Superintendent	No notice required beyond Board of Trustees meeting.
Administration Building sale	The sale process should begin within the next six months as existing leases and building users can be accommodated.	Board of Trustees	The Facilities Committee will recommend a listing agent, a list price and acceptance or refusal of offers.	No notice required beyond Board of Trustees and facilities committee meetings.
Whittier Building sale start negotiation with fair market value	The negotiation for a sale should begin within the next six months. If federal funds are required, the process may be extended.	Board of Trustees	MCPS Superintendent will lead negotiations. The facilities committee will recommend acceptance or refusal of offers.	No notice required beyond Board of Trustees and facilities committee meetings.
Form Duncan Drive & Linda Vista Properties working group Separate groups for each property	Meetings should begin in the next six months. Meetings will occur on an as needed basis	Board of Trustees	MCPS Superintendent will lead negotiations. The working group should consist of decision makers from the County, City, University, and MCPS. This should include a sub-committee of the facilities committee includes the MCPS superintendent, a MEP representative, and a Trustee. The Facilities Committee will recommend acceptance or refusal of offers.	with support from MEP Stakeholders and surrounding neighborhoods should be kept apprised of decisions regarding the properties in addition to Board of Trustees and facilities committee meetings.

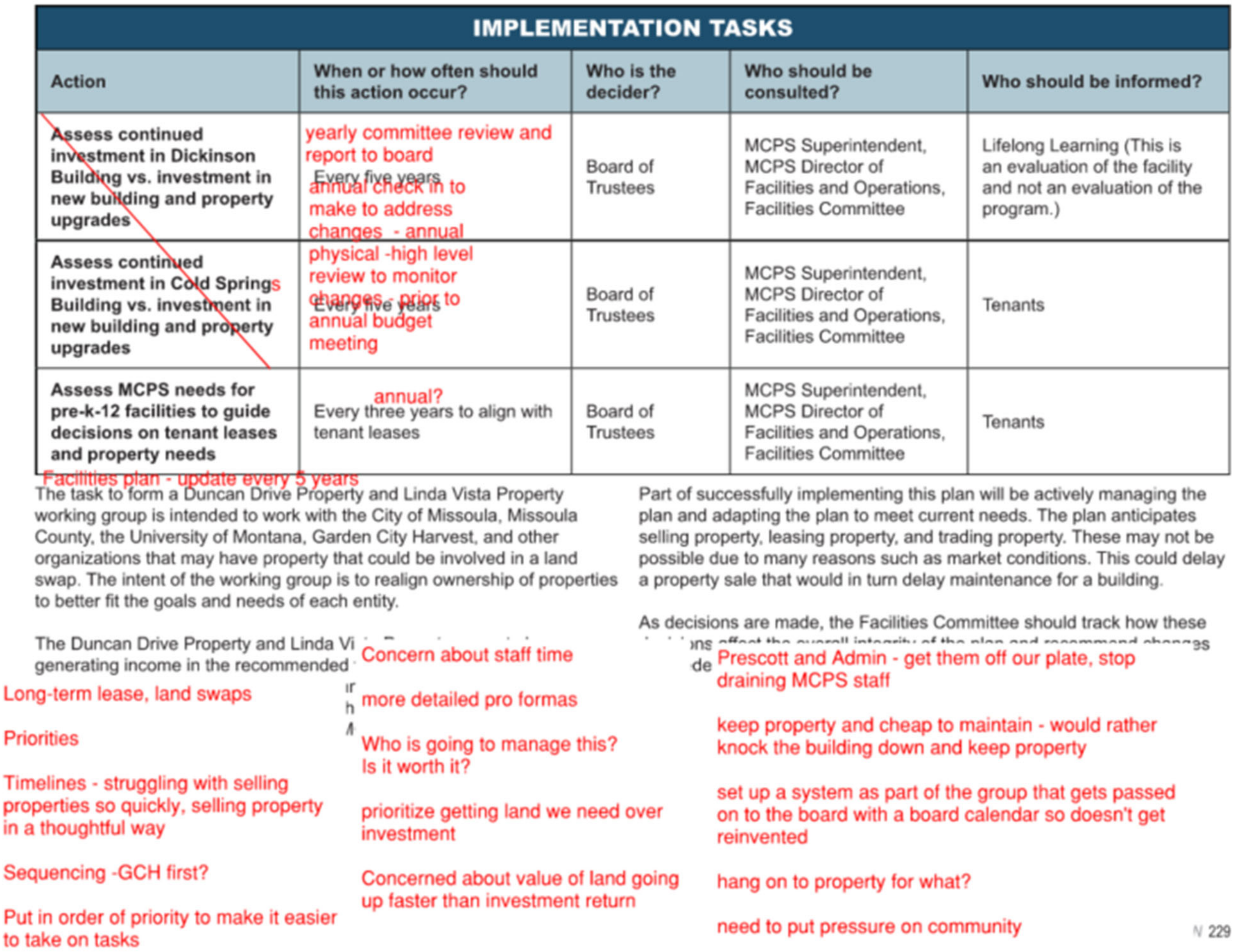
include GCH

MCPS PROPERTIES PLAN 227



IMPLEMENTATION TASKS

Action	When or how often should this action occur?	Who is the decider?	Who should be consulted?	Who should be informed?
Rimel Road sale	The sale process should begin within the next six months.	Board of Trustees	The Facilities Committee will recommend a listing agent, a list price, and acceptance or refusal of offers.	No notice required beyond Board of Trustees and facilities committee meetings.
Prescott Building RFP & sale	The RFP should be written and released within the next six months. From release of the RFP to selection, the process should be completed in six to twelve months.	Board of Trustees	The Facilities Committee should recommend the RFP language, evaluate submittals, and make a recommendation.	The Lower Rattlesnake Neighborhood should be kept apprised on decisions regarding the RFP in addition to Board of Trustees and facilities committee meetings.
Lease Cold Springs, Mount Jumbo, and Jefferson Buildings	Immediately	Board of Trustees	N/A	N/A
Determine limits of park area and potential future housing at Seeley-Swan property and begin coordination with County on park upgrades and maintenance responsibilities	The should be addressed in the next six to twelve months.	Board of Trustees	Seeley-Swan Principal and staff, MCPS Director of Facilities and Operations, Facilities Committee	Existing park users
Address staff needs for leasing and day-to-day maintenance	Needs should be determined over the next six to twelve months in alignment with increased leased space. This should be reviewed on a yearly basis.	MCPS Superintendent	MCPS Director of Facilities and Operations	Tenants
Evaluate lease rates	Every three years	Board of Trustees	The Facilities Committee will recommend lease rates. Burley	Tenants



IMPLEMENTATION TASKS

Action	When or how often should this action occur?	Who is the decider?	Who should be consulted?	Who should be informed?
~~**Assess continued investment in Dickinson Building vs. investment in new building and property upgrades**~~	yearly committee review and report to board Every five years annual check in to make to address changes - annual	Board of Trustees	MCPS Superintendent, MCPS Director of Facilities and Operations, Facilities Committee	Lifelong Learning (This is an evaluation of the facility and not an evaluation of the program.)
~~**Assess continued investment in Cold Springs Building vs. investment in new building and property upgrades**~~	physical -high level review to monitor changes - prior to annual budget meeting Every five years	Board of Trustees	MCPS Superintendent, MCPS Director of Facilities and Operations, Facilities Committee	Tenants
Assess MCPS needs for pre-k-12 facilities to guide decisions on tenant leases and property needs	annual? Every three years to align with tenant leases	Board of Trustees	MCPS Superintendent, MCPS Director of Facilities and Operations, Facilities Committee	Tenants

Facilities plan - update every 5 years

The task to form a Duncan Drive Property and Linda Vista Property working group is intended to work with the City of Missoula, Missoula County, the University of Montana, Garden City Harvest, and other organizations that may have property that could be involved in a land swap. The intent of the working group is to realign ownership of properties to better fit the goals and needs of each entity.

The Duncan Drive Property and Linda Vi generating income in the recommended

Part of successfully implementing this plan will be actively managing the plan and adapting the plan to meet current needs. The plan anticipates selling property, leasing property, and trading property. These may not be possible due to many reasons such as market conditions. This could delay a property sale that would in turn delay maintenance for a building.

As decisions are made, the Facilities Committee should track how these

Long-term lease, land swaps

Priorities

Timelines - struggling with selling properties so quickly, selling property in a thoughtful way

Sequencing -GCH first?

Put in order of priority to make it easier to take on tasks

Concern about staff time

more detailed pro formas

Who is going to manage this?
Is it worth it?

prioritize getting land we need over investment

Concerned about value of land going up faster than investment return

Prescott and Admin - get them off our plate, stop draining MCPS staff

keep property and cheap to maintain - would rather knock the building down and keep property

set up a system as part of the group that gets passed on to the board with a board calendar so doesn't get reinvented

hang on to property for what?

need to put pressure on community

3. Implementation considerations for specific properties
    a. Not addressed due to time constraints
4. Committee wrap-up and final thoughts
5. Public comment
6. Close

APPENDIX A.8

PUBLIC DRAFT COMMENTS & REVISION LOG

Public Comments			
25-Feb	Prescott Building	I just read through the plan and it looks to me like you captured our comments accurately. I wish we could soften the language on the Prescott School section just a little that says, "The neighborhood has an equitable amount of parkland, so the City acquiring additional property for parkland is not justified." I'd prefer it said, "...may not be justified." If there was some option where we could utilize that little green space for developed park use it would be nice, but would not likely justify millions to acquire the entire property, for example. Does that make sense? Just want the partners to know that we're not totally closed to conversations, just that it's not something we would likely be able to invest heavily in. All of the other open space ones that we've been discussing, particularly the Linda Vista and Duncan properties, look good to me. City of Missoula Parks and Recreation	Text change to "may not be justified."
16-Mar	Prescott Building	I have lived at 1042 Taylor Street for 47 years, always supporting the MCPS bonds. My children attended Prescott School where they received an excellent education from top notch teachers. Outside of school, Prescott provided a recreational area to sled, play tennis, ride bikes, practice soccer and baseball, all the outdoor activities that we want our children doing. Those activities are still occurring in the school yard today. I see a significant difference in the use of the Prescott playground and the Duncan field. The Prescott playground is used more. This observation is made because i walk by the Duncan field daily and have noticed its use compared to the use of the school yard at Prescott, which is right out my front door. Please consider delaying the sale of Prescott to give the neighbors more time to develop an alternative to massive housing. It is both discouraging and disappointing to think that this area will be sold to a developer. Thank you, Maureen Martin-Brown Please consider	No change.
16-Mar	Prescott Building	Prime location for housing. Market-rate, subsidized permanently affordable land trust, or permanent supportive housing.	No change.
16-Mar	Prescott Building	The Prescott school has sat vacant for many years while the mcps district continues to struggle with funding. It is located in a prime location for families and UM students. With the renovation costs to bring the building up to code, the highest and best use is conversion to market rate housing.	No change.
15-Mar	Prescott Building	I have lived in the neighborhood for close to 50 years, there is a lot of wildlife, it has been a safe place for children to play. I grieve to think of it becoming high rise apartments, many more vehicles , becoming an unsafe place for children and animals. Mount Jumbo is a very special place for our citizens to go , it will be affected by a large development!	No change.
15-Mar	Prescott Building	I beg you…please save the school yard and sledding hill. It is such a treasured space to so many in the Missoula community.	No change.
15-Mar	Prescott Building	I’d very much like to see the present Prescott school play yard/green space retained as such, if at all possible. I do support the conversion of the building footprint and neighboring side buildings into truly affordable workforce (2 story preferred or 3 max) housing, if housing is the option chosen, with ground floor small scale retail (coffee/tea shop, small meeting or music venue) if possible. I definitely do NOT support using Prescott property as a profit maximizing conversion to upscale townhomes, houses or expensive rentals. This is the epitome of where the reality of the new density push is going, despite all the socialwashed/ greenwashed plan rhetoric advocating “affordability”. On the cheerleading for no functional limits to ‘density everywhere’, the housing expansion on every city perimeter acre (Mullen Rd, Linda. Vista and the Wye is ALWAYS a matter of “both” and not “either/or” with infill density, so we should absolutely dispense with this fiction and be honest about it.	No change.

15-Mar	Prescott Building	First, I disagree that the property isn't central. It easily accessible from the upper and lower Rattlesnake and from the North Side. I live in the neighborhood and I bike nearly everywhere I go in town. It is very close to town. Secondly, I don't think the description adequately describes how important this property is to the neighborhood. I personally don't have an attachment to the building, though some people do. I think everyone with an opinion though considers the open space to be critical. It is the play ground, the ball diamond, the soccer practice field, the basketball courts and the sledding hill for many people in our neighborhood and beyond. Parents regularly bring their children their to swing, to learn to kick a soccer ball, to practice basketball and play games of "HORSE", and to sled in the winter. Unlike the Prescott property, the parks down the road are adjacent to the interstate and are bisected by busy roads. The Prescott property is precious. Finally, I feel that this school property is public land. It's our land. Once it is sold, it is gone. That is unacceptable.	No change.
15-Mar	Prescott Building	We've lived on Taylor Street since 1973 and have spent countless hours with our neighbors, children, and grandchildren enjoying the open space provided by the Prescott School playground. Residents have been told that the city is disinclined to purchase Prescott as parkland because the Lower Rattlesnake has sufficient access to parklands including access to the Don Gregory Park. However, no parent would allow a child to play, without constant supervision, at the Don Gregory Park as it borders on Van Buren and is adjacent to the freeway access points. Moreover, the usable space is also very limited: Gregory does not have the capacity for a wide range of activities like soccer, baseball, flying kites, throwing frisbees, sledding or any number of activities that require the kind of space provided by Prescott. Indeed Prescott provides the only open space in the Lower Rattlesnake for activities that would otherwise not be possible. Children and families who reside in the Upper Rattlesnake have access to soccer and baseball fields. In the Lower Rattlesnake, we depend upon Prescott. We have of course spent much time on Mount Jumbo and in Greenough Park but those areas do not and could not replace what Prescott has provided. Prescott is used every day by so many families and for so many different purposes. I strongly urge you to recommend that the city designate Prescott as a city park. The benefits that the playground provide the city - and the importance of this land to the Lower Rattlesnake neighborhood - simply cannot be overstated. Thank you for your consideration. Ann and Bill Cook 1004 Taylor Street Missoula, MT	No change.
14-Mar	Prescott Building	We live at 1025 Briar St., next door to Prescott School & have lived here since 1975 when I was also employed as a teacher in the district. Both our adult children attended Prescott & our granddaughter is in 5th grade at Rattlesnake School. We have always felt that good schools make good neighbors. Having served 8 years on the Missoula City Council, I understand the dilemma the district faces with decreased enrollment, escalating operating costs & the challenge of maintaining surplus vacant properties. I caution the district to take ample planning time before making a hasty decision that will hurt children, families & the community down the road. The green space at Prescott is precious & is always in use. At least a good portion of it should be preserved. If the Prescott School building is no longer viable, then please consider nonprofit housing which fits the character of our neighborhood & also meets a need in our community. Wise decisions can be arrived at when creative minds take time to think & plan together. The Friends of Prescott thank members of the board, Superintendent Hill & Facilities Manager Burley for their help & patience working together to protect & plan for Prescott School. We appreciate it. Elaine & Bill Shea	No change.

14-Mar	Prescott Building	Lower Rattlesnake family here. We like the plan for Prescott School. The school has sat vacant for years. The cost of repair is far beyond what anyone is willing to pay. Selling the property for redevelopment will 1) provide the Lower Rattlesnake with much needed housing inventory and 2) provide MCPS and the kids it serves with much needed revenue. Keep the sledding hill though!	No change.
14-Mar	Prescott Building	Thank you for the opportunity to comment on the final draft of the MCPS Properties Plan. My comments primarily pertain to the Prescott School property. MCPS should be extremely cautious about disposing of valuable and irreplaceable public properties. These buildings and lands were purchased, constructed, and maintained with taxpayer funding. They are public trust assets and should be treated as such. Decisions about properties like Prescott are not merely administrative—they are stewardship decisions that affect generations of Missoula residents who will live with the consequences long after the current board and staff have moved on. A property as valuable and well-located as Prescott should be retained for long-term and future use as a school, even if the building's current condition is poor and the district cannot presently identify a use for it. I urge the MCPS Board to focus on three key priorities regarding the Prescott property: (1) retaining the property in public ownership, (2) securing the building and grounds while exploring alternative uses, and (3) facilitating a community-driven approach that brings together all involved parties (City, MCPS, Missoula community, neighborhood, and nonprofit organizations) to identify and implement long-term solutions—including funding—to keep the property in the public domain. The nearly completed MCPS facilities planning review process has not allowed adequate attention or time to be focused on the Prescott property specifically, and it is critical that both MCPS and City of Missoula Parks and Recreation officials take responsibility for ensuring this property receives the careful evaluation and community engagement it deserves. Thus far this has not happened. It is disturbing that Prescott School is listed as the top MCPS property recommended for disposal while Jefferson School—a twin building to Prescott, constructed at the same time with very similar plans and materials—is recommended for retention. MCPS believes a future use for the Jefferson building is possible. Given that the buildings share the same footprint and design, it raises the question of why one is considered viable while the other is not. The difference appears largely due to maintenance history. Jefferson has received attention and upkeep over the years, keeping it in good condition. Prescott, however, has largely been neglected and has deteriorated through a variety of circumstances, including poorly managed leases. Both schools were closed in 2004. The deteriorated condition of Prescott now appears to be the primary justification for selling the property. While I understand the financial constraints MCPS faces, disposing of such a valuable public asset does not serve the highest public good. Selling Prescott would attempt to solve a short-term problem by permanently giving up a long-term public asset. The decline of Prescott School represents a breach of the public trust—first in allowing the building to fall into significant disrepair, and now in using that deteriorated condition as the primary justification for selling the property. I also have concerns about the proposal to create an endowed fund using proceeds from property sales. The principal	

		of such a fund would only remain protected for its intended uses as long as the current board and staff choose to honor those restrictions. A future board could redirect those funds toward other priorities. Given the long-term value of these properties, trading them for short-term financial relief carries significant risk. Because Prescott and Jefferson share the same configuration, I ask MCPS to clearly explain why Jefferson is considered usable while Prescott is not, beyond the current condition of the buildings. Prescott is located in an extremely valuable and accessible part of the city, serving the entire Rattlesnake neighborhood and adjacent areas. Van Buren Street should be recognized as a major arterial corridor rather than a minor one, as referenced in the plan. In addition to its historic role as a school site, the Prescott grounds have long functioned informally as a neighborhood park and gathering space, providing open green space and a sledding hill used by generations of local residents. In the near term, MCPS could take modest steps to secure and stabilize the Prescott building—such as installing plywood panels over vulnerable rear windows and improving the appearance of the front to discourage vandalism. The district could then continue maintaining the grounds with minimal cost while holding the property for the foreseeable future. This approach would allow time for broader community engagement and exploration of alternatives that could keep the property in public ownership. I appreciate MCPS's willingness to engage with the Lower Rattlesnake neighborhood and the broader community. In addition to keeping residents informed about the RFP process, I encourage continued dialogue between MCPS, the City of Missoula, and community members to develop creative solutions that could preserve this property for long-term public benefit. The recently approved Parks and Recreation Open Space Plan (PROST) by the City of Missoula completely overlooked the importance of the Prescott property as open space, despite the fact that the school grounds have effectively served as the neighborhood's primary park—and sledding hill—for more than a century. This omission is particularly troubling given the property's long-standing role as a community gathering and recreation space. It also underscores the importance of significant further dialogue and coordination between MCPS and the City's Parks and Recreation Department to fully evaluate the long-term public value of this property before any irreversible decisions are made. Importantly, the RFP process in the plan is internally inconsistent. In one section, it suggests that the goal is to sell the property, while in another it suggests soliciting proposals for either a long-term lease or a sale. I strongly prefer the long-term lease option—or simply securing the building and allowing it to remain unused for a longer period while alternatives are explored. Although funding for renovation is currently limited, it may still be possible to identify creative funding sources or partnerships over time.	No change.
14-Mar	Prescott Building	The best option for the neighborhood would be for the entire property to remain in public hands. The worst scenario would be for the entire property to become a high-density subdivision which would increase traffic and noise. I understand that MCPS needs money to fund all currently functioning schools. However, this money should come from taxes, not at the expense of our neighborhood ambiance. Please try to raise money through taxes. If this is not possible, please sell only the building property and keep possession of the green space until it can be sold to the Missoula Parks and Rec Dept.	No change.
13-Mar	Prescott Building	My backyard is Mt Jumbo, my front yard looks down into the Prescott playground. I've lived at this residence since 1983. Throughout the many years I've watched on a daily basis the multitude of ways this schoolyard is used and enjoyed by young and old alike. It promotes community. It was stated in your report "The neighborhood has an equitable amount of parkland so the City acquiring additional property for parkland is not justified". Yes, it may appear that way since we have Mt. Jumbo, Greenough, Gregory Park but NONE of these places are areas in which kids/adults can safely play baseball, football, toss a Frisbee, sled, fly a kite, learn to fly fish, exercise a dog without throwing a ball that would land in traffic, interfere with others hiking/walking, etc. When open space was designated by the City, this piece of land wasn't considered for the very reason you stated in your report. Parks are suitable for different activities. An "equitable" amount doesn't mean it's usable for the type activities stated above. Families teach their kids to ride a bike, hit balls and run the bases, sled or learn to ski down a hill safely. I'm hoping you will STRONGLY reconsider promoting the city to designate this space as a city park - maybe name it Gregory Park since that piece of land rarely gets used. This schoolyard is FLAT which makes it unique & usable. Note: The access to Mt. Jumbo's trailhead is also located here. Its also would be a great place to use for after-school activities. Thank you for your consideration. Laura Fox, 1110 Taylor Street	No change.

10-Mar	Linda Vista Property	With Missoula growing at a fast pace we are losing open spaces that are within the city limits. Many people and animals enjoy the Linda Vista space and use it to reconnect with selves and nature. I completely understand the district is need to money to better support students and staff, so if the Linda Vista space could please be traded or sold to the city with plans for it to remain an open park space many of us would be very grateful. And it is not just immediate neighbors. People from the area drive to use this space, and as stated earlier many animals use this space as a refuge from the increased building in the area. Please keep Missoula an area with open spaces. Because isn't this why many people live in Missoula, to enjoy the open spaces the area provides. As a combat Vet please do not take away a space that is used by many of us to reconnect. Thank you for your consideration.	No change.
8-Mar	Linda Vista Property	Thank you for the opportunity to make this comment. For the Linda Vista property, I walk through and enjoy the park every day, and I see many of my neighbors and folks from beyond the neighborhood doing the same. This park is a cherished space, and, based on conversations I've had with many neighbors (i.e., those who will be most impacted), we would like to keep it accessible and open for everyone who likes to be in this space. We don't have many "undeveloped" public spaces in the neighborhood. It's a unique area that draws many people and non-humans, including birds and deer whose habitat is increasingly shrinking. If the property must be sold because the school district needs the money, I ask that this property be transferred to the city and then the two open parcels can be combined to maintain this open space and make it a park for all to enjoy. Thank you for your consideration and attention to this matter.	No change.
5-Mar	Linda Vista Property	Please make this property a public park it gets a lot of local pedestrian traffic and we would hate to see it sold as a private property.	No change.
28-Feb	Duncan Drive	I am the spokesperson for the PEAS Farm Old Boys Soccer Group (aka Missoula Old Boys Soccer Group). In 2008, our group and nearby neighbors built the Duncan playing field with donated labor and money. Since 2009 we play twice per week on the pitch, and our Old Boys group members are the volunteers that provide the irrigation as well as other volunteer caretaking services. We see that the plan recommends a group of stakeholders be formed. On pg228 it says: "Who should be consulted?" and the answer is: "MCPS Superintendent will lead negotiations with support from MEP. The working group should consist of decision makers from the County, City, University, and MCPS, and Garden City Harvest. The Facilities Committee will recommend acceptance or refusal of offers". We believe the best outcome for the Duncan playing field is to be owned by the City. We'd like to work together with the rest of the stakeholders to try to brainstorm options, so we welcome an opportunity to be included in this working group. John Oetinger 1500 Sunflower Dr Missoula MT, 59802, USA 406-370-7583 johnoetinger@outlook.com	Text change to include Missoula Old Boy Soccer Group in Duncan Drive working group.
27-Feb	Whittier Building	This building is a central community space for the neighborhood and needs to be protected from turning into a mega-apartment building that's happening all over the northside. Keeping the building/property in public ownership should be the priority ie long term lease. While a sale to head start is good option, there's no guarantee that Head Start can maintain the property and it could be sold to a private owner for development conversion	No change.
26-Feb	Dickinson Building (Lifelong Learning Center)	To save on $2.8 million in rehab expenses consider moving Lifelong Learning programs into the nicely centralized Jefferson School building. This would be beneficial by centralizing the program activities along with maintenance support and kitchen services. -- This would allow for conversion of the Dickinson property to more appropriate mixed uses with housing.	No change.
25-Feb	Duncan Drive	Please don't sell off this property. Once it's gone, you can't get it back. You may think that it's underutilized, and produces no property tax, but it's a pretty special place.	No change.

24-Feb	Dickinson Building (Lifelong Learning Center)	Retain Emma D for its great community educational and well-being programs.	No change.
24-Feb	Administration Building	Make the Admin Building available to an affordable housing developer to create supported residential living, as a "single residence occupancy" design.	No change.
24-Feb	Prescott Building	Prescott Building should be made available to non-profit, MHA or private development to allow for very needed additional housing stock in the city, close to the university.	No change.
24-Feb	Prescott Building	I have lived on Briar Street across from Prescott for 25 years. The recommendations for the Prescott Building generally seem sensible to me. However, one concern I have brought up and would like to see mentioned in future reports is the potential impact on traffic-related safety should the Prescott property be sold and developed. I am not opposed to development if it provides housing security for people in need, but many lower Rattlesnake streets are quite narrow. When the International School leased Prescott, they managed drop-off and pick-up traffic with crossing guards and people in the street managing the flow of cars. It would have been a nightmare had they not done this. Accessing Van Buren from Lower Rattlesnake cross-streets is already difficult, with the Briar Street intersection being particularly precarious. I was the first person on the scene after a high school student on a bike was hit by a car at the intersection of Van Buren and Briar and have witnessed many other near accidents as drivers attempt to zip across Van Buren through gaps in traffic. With increased infill, the traffic problems will escalate. Given how many MCPS students and teachers peddle to and from school through the lower Rattlesnake, in particular on Van Buren, I hope that traffic assessments will be completed and if additional cars are found to pose concerns, I hope that proactive measures will taken to assure safety and reduce clogging at intersections in the neighborhood BEFORE any new development is completed.	No change.
24-Feb	Dickinson Building (Lifelong Learning Center)	I am a member of the River Road Leadership Team. I believe there is high interest amongst residents in the River Road Neighborhood for a park and/or community center on this property. There continues to be strong support for the current use of this property for the Lifelong Learning Center. Would it be possible to form a partnership with the City and County to help defray the costs that would occur as a result of the use of this property as a park and community center?	No change.
24-Feb	Duncan Drive	The Duncan Drive property is providing valuable services to the community -- producing food for the food bank and providing valuable learning opportunities to K-12 through college students. It is essential that it continue to provide these services. Perhaps the soccer field could be split off and sold to Missoula Parks and Recreation. Ideally, the PEAS farm could be sold to Garden City Harvest. If Missoula Open Space Funds provide some of the funding -- then perhaps the City/County would be a partner.	No change.
24-Feb	Administration Building	If the building is going to change to lease or purchase, make sure the current school program users have a new location with sufficient infrastructure to relocate to. The school district must remain loyal to it's programs.	No change.

Consultant & MCPS Staff Changes			
25-Mar	Whittier	The Broker Opinion of Value was completed and has been added Appendix B.	Text change in Whitter Financial Assessment showing the value range of the property from $1.85 million to $2.4 million
25-Mar	Implementation	Adjust text on page 224 in the second paragraph of right column.	Recommended used of the fund include and are not limited to maintenance of MCPS properties that are not in use as a pre-k -12 school, property acquisition for future MCPS use, and construction of new buildings that provide district-wide benefit.
25-Mar	Implementation	Add paragraph at end of page 224.	are intended to be monthly or yearly leases. MCPS does not allow allow hourly or daily rentals

DUNCAN FIELD

MISSOULA COUNTY PUBLIC SCHOOLS PROPERTIES PLAN

APPENDIX B: BROKER OPINIONS OF VALUE

B.1 – ADMINISTRATION BUILDING BOV
B.2 – DUNCAN DRIVE PROPERTY BOV
B.3 – LINDA VISTA PROPERTY BOV
B.4 – PRESCOTT BUILDING BOV
B.5 – RATTLESNAKE PROPERTY BOV
B.6 – RIMEL ROAD PROPERTY BOV
B.7 – WHITTIER PROPERTY BOV

The Broker Opinions of Value were completed prior to the adoption of Title 22: City of Missoula Unified Development Code. Updated zoning districts may affect property values.

APPENDIX B.1

ADMINISTRATION BUILDING BOV

SterlingCRE
ADVISORS

August 2025

Broker Opinion of Value

Administration Building

215 South 6th Street West
Missoula, Montana

Prepared for Missoula County Public Schools

Prepared by
Matt Mellott, CCIM | SIOR
Matt@SterlingCREadvisors.com

MISSOULA PUBLIC SCHOOLS
SCHOOL DISTRICT NO ONE
ADMINISTRATION BUILDING
22A
22B
15

SterlingCRE
ADVISORS

Contents

(click to jump to section)

Executive Summary

Valuation Summary

Location Study

Market Comparables

Brokerage Team

Limiting Conditions

Executive Summary

SterlingCRE Advisors is pleased to presentMissoula County Public Schools, with a Broker Opinion of Value for the Administration Building located at 215 South 6th Street West.

In the evaluation, the local team reviewed the properties, analyzed sale and lease comparables, and studied current market conditions.

Address	215 South 6th Street West
Asset Type	Office/Warehouse
Square Footage (per source)	±18,000 SF Office ±9,000 SF Basement ±6,070 SF Warehouse (Estimated)
Total Acreage	1.46 acres
Property Tour Conducted	July 28,2025

Prepared by
Matt Mellott, CCIM | SIOR
406.203.3950
Matt@SterlingCREadvisors.com

Valuation Summary

Key Takeaways

The property's current zoning significantly limits its marketability, as it precludes most commercial and industrial uses unless a rezoning to a designation such a B or RM equivalents is secured. Without that, the buyer pool is largely restricted to institutional or government entities, such as private schools or public agencies. These users are few in number and often slow to transact.

The building's layout, particularly the non-accessible second floor, further narrows potential uses, making it less viable for medical or high-demand commercial operations without significant upgrade costs. Basements are notoriously difficult to lease or utilize fully, so their values tend to be severely discounted by buyers.

Currently, the building houses the robotics team, and facilities maintenance, both of which would require relocation at a market cost estimated between $12 -15/SF. If held by the school district, the property could potentially support income-generating tenants such as adult education programs, university overflow, or other community groups. However, ongoing maintenance and replacement costs could be substantial for a building of this age.

Lastly, it should be emphasized that while the building is architecturally interesting and in a great location, adaptive reuse projects are notoriously difficult to execute profitably. Code updates, deferred maintenance, remediation costs and technological upgrade costs can be staggering, resulting in potential buyers significantly discounting the value of the original building.

The low end of the Likely Range of Value reflects the underlying land value only and assumes the structures would be scraped. The high end and Suggested List Price assume a speculative investor and/or adaptive reuse buyer.

> **The 215 South 6th Street property is a potential adaptive reuse project but faces serious hurdles to realizing maximum value for MCPS.**

Range of Value

Low	High
$2,000,000	**$3,000,000**
($61/SF)	($91/SF)

Definition: The price range we anticipate the property to trade within based on recent market data.

Suggested List Price

$3,630,000

($110/SF)

Definition: An initial, forward-looking price that anticipates continued market growth and positions the property to benefit from that growth.

Marketing Time

18 to 24 months

Definition: The amount of time we anticipate will be needed to secure a buyer or tenant for the property within the Likely Range of Value.

About The Property

Located just off Brooks Street, this three-story former administrative building sits in a changing area that includes both residential and low-intensity commercial properties. The building has two above-ground floors with a mix of large and small offices, conference rooms, restrooms, and break areas with kitchenette setups. While the interior is outdated and shows signs of wear, the layout works well for a multi-tenant office setup and would only require modest renovations to bring it up to date. Converting the building to housing would be more difficult and expensive, since the current layout and finishes aren't a good fit for residential use.

The lower level is a partially finished basement with some natural light, currently used for storage. It features a drive-in bay with a loading door and a freight elevator, which connects directly to a modern two-story warehouse at the back of the property. The warehouse is in good shape and includes mezzanine storage, finished office areas, a small dock, and a large-grade loading bay. These features make it well-suited for shipping, receiving, or general storage. While the basement has lower ceiling heights that may limit its use, it still adds value for tenants needing storage space.

Overall, the property offers strong potential for reuse, especially for a business that needs both office and warehouse space. The building's historic brick exterior adds character, while the rear warehouse provides practical space that's hard to find in central Missoula. However, zoning restrictions could limit some future uses, so early conversations with local planners would be important. Still, for the right buyer or developer, this property is a rare opportunity, especially given its unique mix of office and warehouse space.

Currently, the building is owned and used by Missoula County Public Schools. It supports a mix of educational and operational functions and is home to three separate user groups.

1. Educational Use – Robotics Program
A large portion of the first floor and warehouse is currently used by the school district's student robotics team. This area supports the design, building, and testing of robotic systems, showing that the property can handle light industrial and educational activities. It's estimated that the robotics team uses about 50% of the warehouse and 25% of the office space, mainly on the first floor. The second floor sees limited use for their operations.

2. Facilities & Maintenance Operations
The building maintenance division uses the warehouse and basement space for equipment storage, repair operations, and logistics. The basement is used to store excess materials and parts, while portions of the warehouse support distribution of supplies to schools across the district. This functional use underscores the property's suitability for storage and operations.

3. Public Safety & Training Use
The property also supports public safety functions, with the local police department using a dedicated conference room in the basement for officer training sessions. This highlights the building's flexibility for use as classroom, training, or institutional space.

Additional Uses & Income Potential
Part of the building is leased to the Missoula Youth Football for storage.
The building has also seen short term use, having been leased temporarily to a film production company, generating revenue. While the current users are internal to the school district and formal lease agreements are not publicly documented, the flexible nature of the property suggests strong market potential for a range of future users—whether office, educational, institutional, or light industrial.

Should these current uses be relocated—either to other district-owned facilities or purpose-built industrial space—the property presents a unique opportunity for re-tenanting or redevelopment within Missoula's urban footprint.

Valuation Summary continued

Highest Value Use of Property As-Is & As-Vacant

The highest and best use of the property is as a office/warehouse flex space. The property could easily serve one or more tenants.

Highest Value Buyer or Tenant

This is a unique mix of uses for a commercial building. A company looking for a intown location with a mix of warehouse and office uses would likely pay the most for the building.

Market Trajectory

The property's mix of warehouse and office space is highly desirable, especially for in-town users. However, in today's uncertain economy and high-interest rate environment, many buyers are cautious. The need for significant upfit adds risk, making the building less attractive to users concerned about renovation costs and financing.

In a stronger market, this would likely be an easier sell assuming B zoning (equivalent) was obtainable. But given current conditions, the building may linger on the market as buyers prioritize lower-risk, move-in-ready assets.

Property Challenges & Wildcards

A significant constraint on this property is its zoning, which is split between RT 2.7 (residential) and OP-3 (open space). The OP-3 designation is particularly limiting, permitting only institutional or community-oriented uses such as hospitals, libraries, or government offices—excluding many of the most commercially viable uses for the site. Without a successful rezoning to allow commercial or broader mixed-use applications, the redevelopment potential remains severely restricted. A rezone in accordance with the 2045 Growth Policy to B or RM zoning equivalents would be necessary to achieve a reasonable value for the property.

Property Challenges & Wildcards (continued)

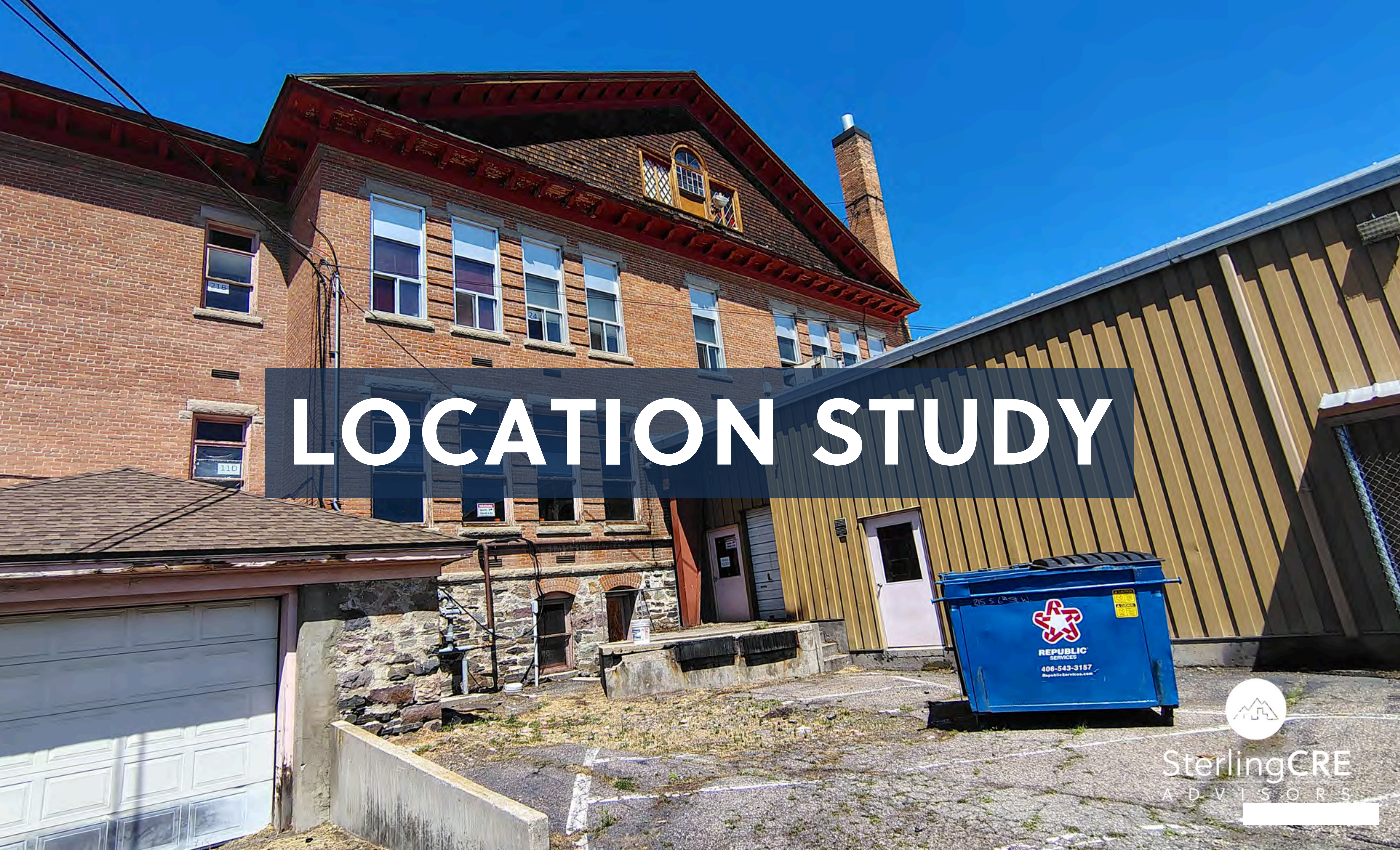
Another major challenge is the building's lack of ADA accessibility, which presents a compliance hurdle for any future medical, educational, or public-serving use allowed under OP-3. Bringing the building up to code would likely require costly retrofits, especially for upper floors and the basement.

Adaptive re-use projects are often hamstrung by remediation costs. While we are unaware of any particular instances of the following, it is not unlikely that mold, lead-based paint, and/or asbestos are present in the building given its age. Remediation costs for these elements, if present, will cause potential buyers to severely discount the purchase price of the building.

Finally, the building itself shows signs of deferred maintenance and age-related wear, with dated interiors across both the office and basement levels.

It should be noted that numerous, older properties that could potentially be subjects for adaptive reuse are currently on the market and not moving.

The Fort Missoula property (formerly occupied by Western Montana Mental Health), 1001 S 3rd St (former Elite One Source Building), 510 W Front St (former Western Montana Clinic building on the Riverfront Trinagle), 1401 W Broadway, and the old Library block downtown have been seeking redevelopment for multiple years without success. While the location of this building is excellent, it is important to remember how difficult adaptive reuse projects are to successfully execute. This will result in prolonged marketing exposure times and/or reduced asking price to find the right buyer.



LOCATION STUDY

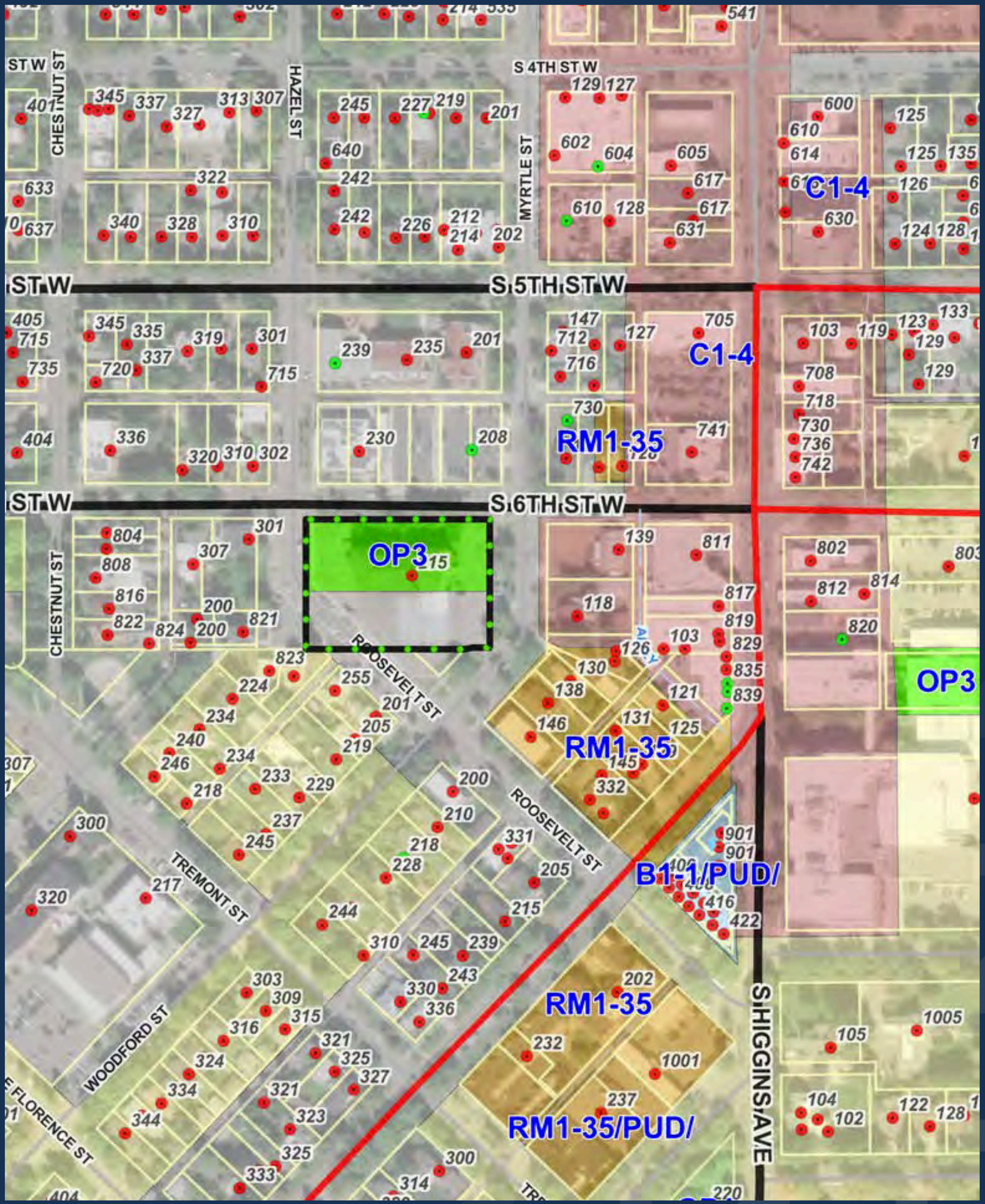
REPUBLIC SERVICES
406-543-3157
RepublicServices.com

SterlingCRE ADVISORS

Property Summary

Property Type	Office/Warehouse
Square Footage (per source)	±18,000 SF Office ±9,000 SF Basement ±6,070 SF Warehouse (Estimated)
Total Acreage	±1.457 Acres+ ±0.04 Acres
Services	City water and sewer
Access	Woodford Street at 6th Street West
Zoning	OP-3 and RT-2.7
Geocode	04-2200-21-4-06-01-0000
Property Taxes	$11.98 (2024)
Traffic Count	3,020 AADT on South Ave West (2024)
Parking	On-site surface
Year Built	Varies

215 South 6th Street West

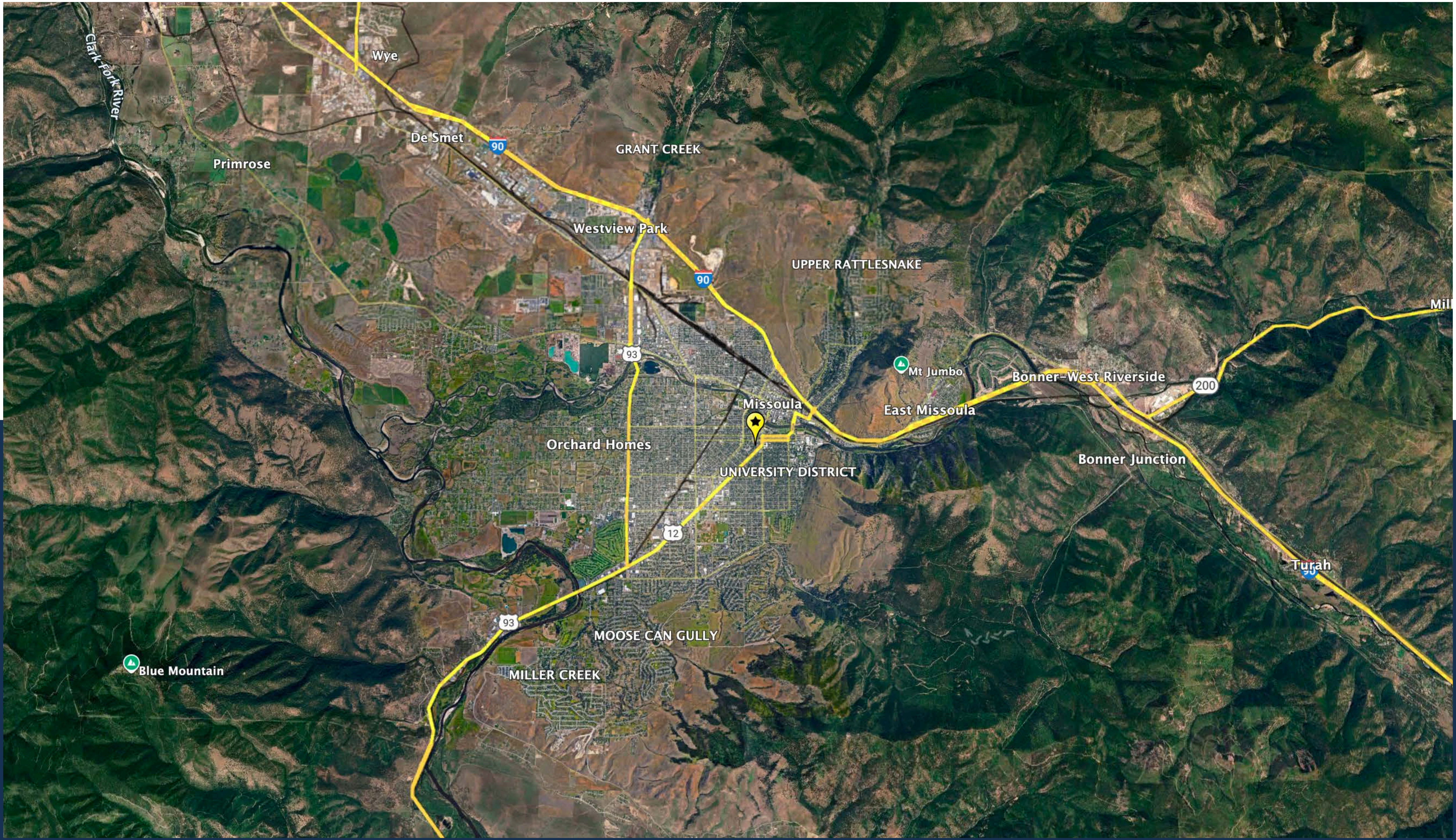

S 4TH ST W
S 5TH ST W
S 6TH ST W
CHESTNUT ST
HAZEL ST
MYRTLE ST
ROOSEVELT ST
TREMONT ST
WOODFORD ST
E FLORENCE ST
S HIGGINS AVE
OP3
C1-4
RM1-35
B1-1/PUD/
RM1-35/PUD/
215

Property Strengths

- Centrally located in Missoula
- Marketable mix of office and warehouse/storage
- Already demised into offices
- Large lot with ample on-site parking

Property Challenges

- Zoning creates challenges for potential new users
- Older property, deferred maintenance
- Community expectations may create challenges
- Potential remediation needs


Clark Fork River
Wye
De Smet
90
Primrose
GRANT CREEK
Westview Park
90
UPPER RATTLESNAKE
Mill
93
Mt Jumbo
Bonner-West Riverside
200
Missoula
East Missoula
Orchard Homes
UNIVERSITY DISTRICT
Bonner Junction
12
Turah
90
93
MOOSE CAN GULLY
Blue Mountain
MILLER CREEK

Regional Locator Map

Title Review

CAMA Review

The lot size on the CAMA is accurate. No details on the structure are provided via the CAMA report.

Tax Review

Due to the property being owned by the school district, the tax bill is limited to an $11.98 fee for a water quality district. The market value is assessed at $810,845.

Survey & Subdivision Review

A review of the survey shows 14 city lots on the lot which the property covers; the deed covers seven of those lots (8 thru 14). A small triangle of land falls into a different subdivision. A right of way exists for Roosevelt Street which cuts through the southeast corner of the property.
KNOWLES ADDITION # 2, S21, T13 N, R19 W, BLOCK 83, SOUTH MISSOULA-ALL OF BLK 3 (OFFICES)
SOUTH MISSOULA, S28, T13 N, R19 W, BLOCK 3

Environmental

There are no known environmental issues on the site.

CC&R's

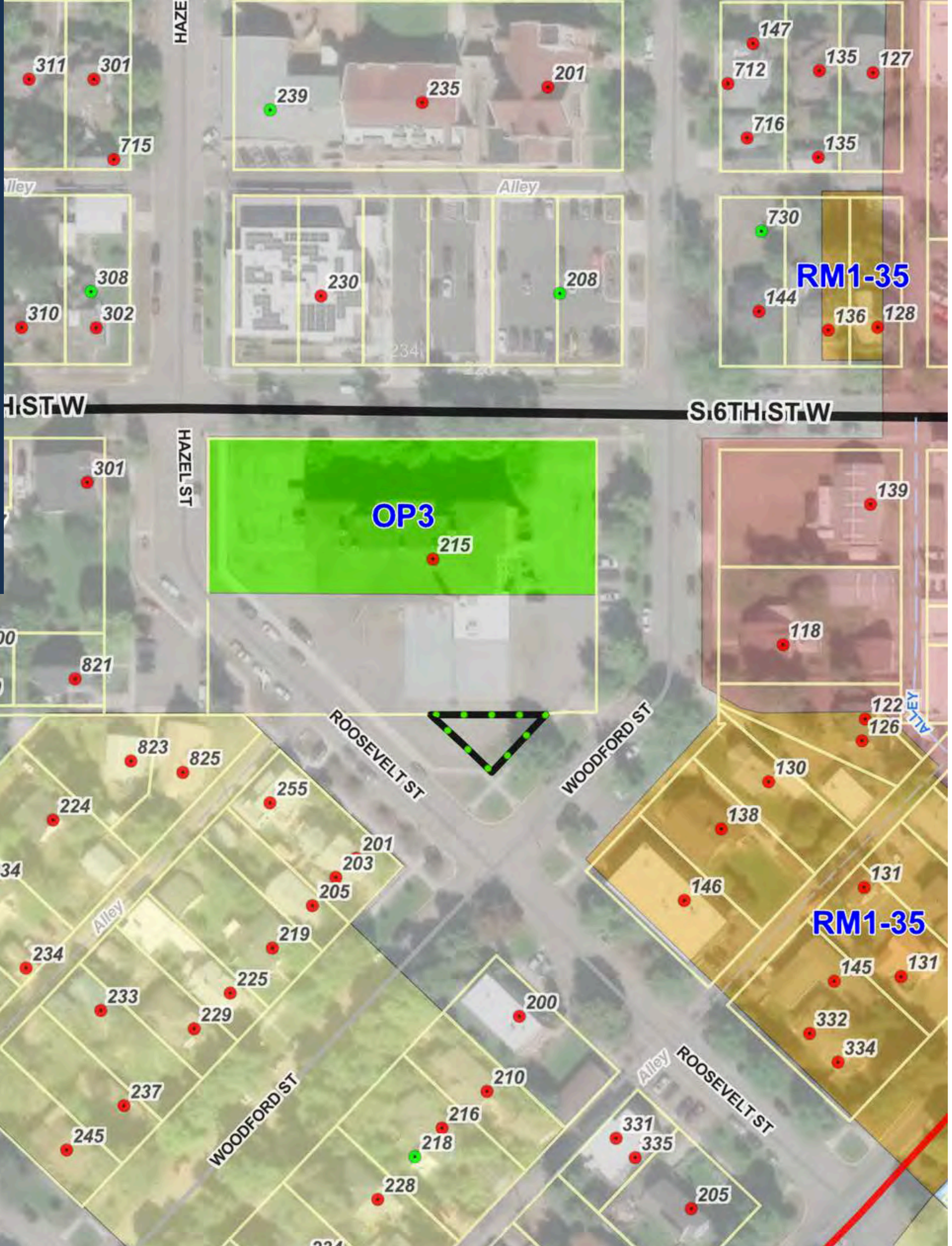
No CC&R's were found for the property.

Deed Review

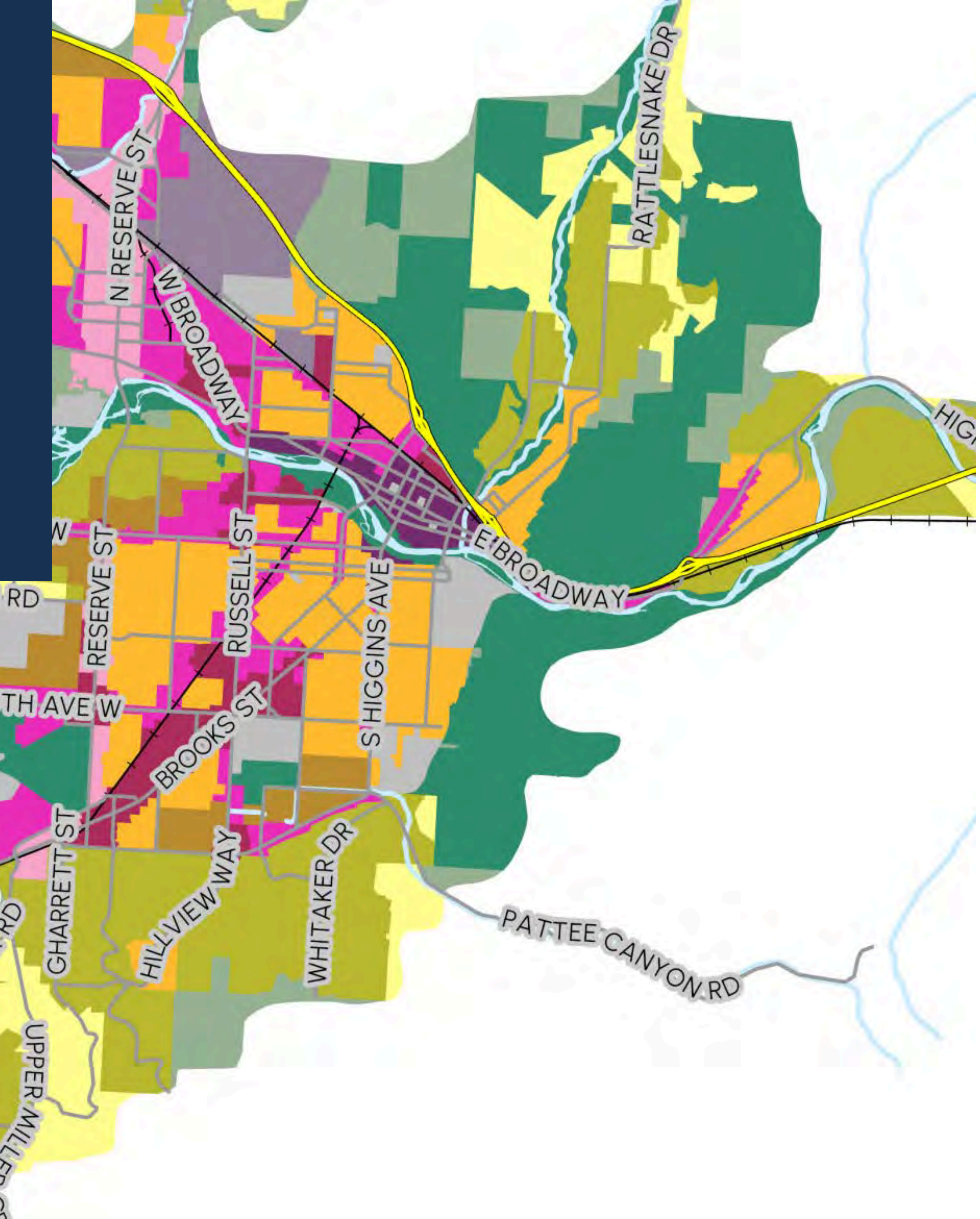
The deed from 1904 covers lots 8 through 14 of Block 83. It appears that since the deed was signed that additional land and/or new surveys have been created as the current documentation does not align entirely with the deed. Those documents were not found.

Other

One major challenge with the property is its current split zoning—RT 2.7 and OP3—which significantly limits commercial reuse. RT 2.7 generally does not allow for commercial uses, with educational or office use tied to a school being one of the few permitted options. Other possible uses include a daycare, preschool, park, or church, but standard commercial activities are not allowed. OP3 zoning is geared toward institutional and public uses, such as medical facilities, libraries, or universities, with very limited flexibility for office development. These zoning restrictions create barriers for adaptive reuse or resale as a traditional commercial property.


OP3
215
RM1-35
RM1-35
S 6TH ST W
HAZEL ST
ROOSEVELT ST
WOODFORD ST
WOODFORD ST
ROOSEVELT ST
Alley
Alley
Alley
Alley
ALLEY

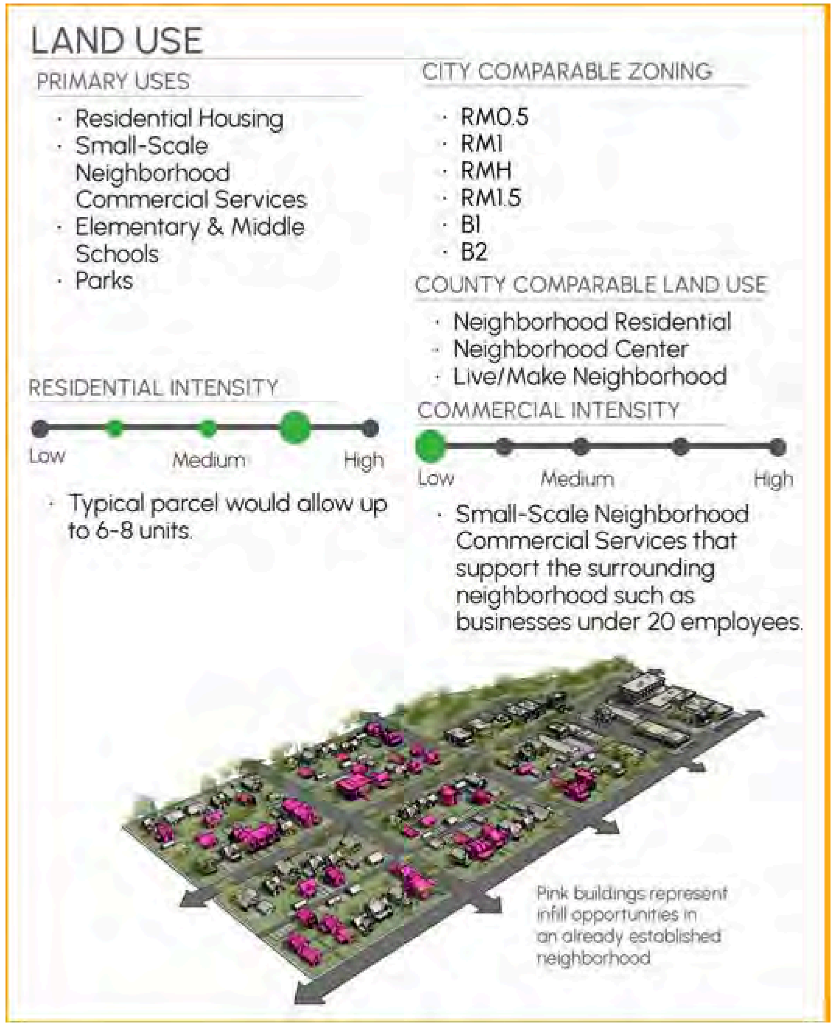
Zoning
City of Missoula
OP3, RT-2.7
Link to Zoning Code OP-3 RT2.7


N RESERVE ST
W BROADWAY
RATTLESNAKE DR
HIGH
E BROADWAY
RD
W
RESERVE ST
RUSSELL ST
S HIGGINS AVE
TH AVE W
BROOKS ST
GHARRETT ST
HILLVIEW WAY
WHITAKER DR
PATTEE CANYON RD
RD
UPPER MILLER

Land Use / Growth Policy

City of Missoula 2045 Land Use Plan

Urban Residential High



LAND USE

PRIMARY USES

- Residential Housing
- Small-Scale Neighborhood Commercial Services
- Elementary & Middle Schools
- Parks

RESIDENTIAL INTENSITY

Low Medium High

- Typical parcel would allow up to 6-8 units.

CITY COMPARABLE ZONING

- RM0.5
- RM1
- RMH
- RM1.5
- B1
- B2

COUNTY COMPARABLE LAND USE

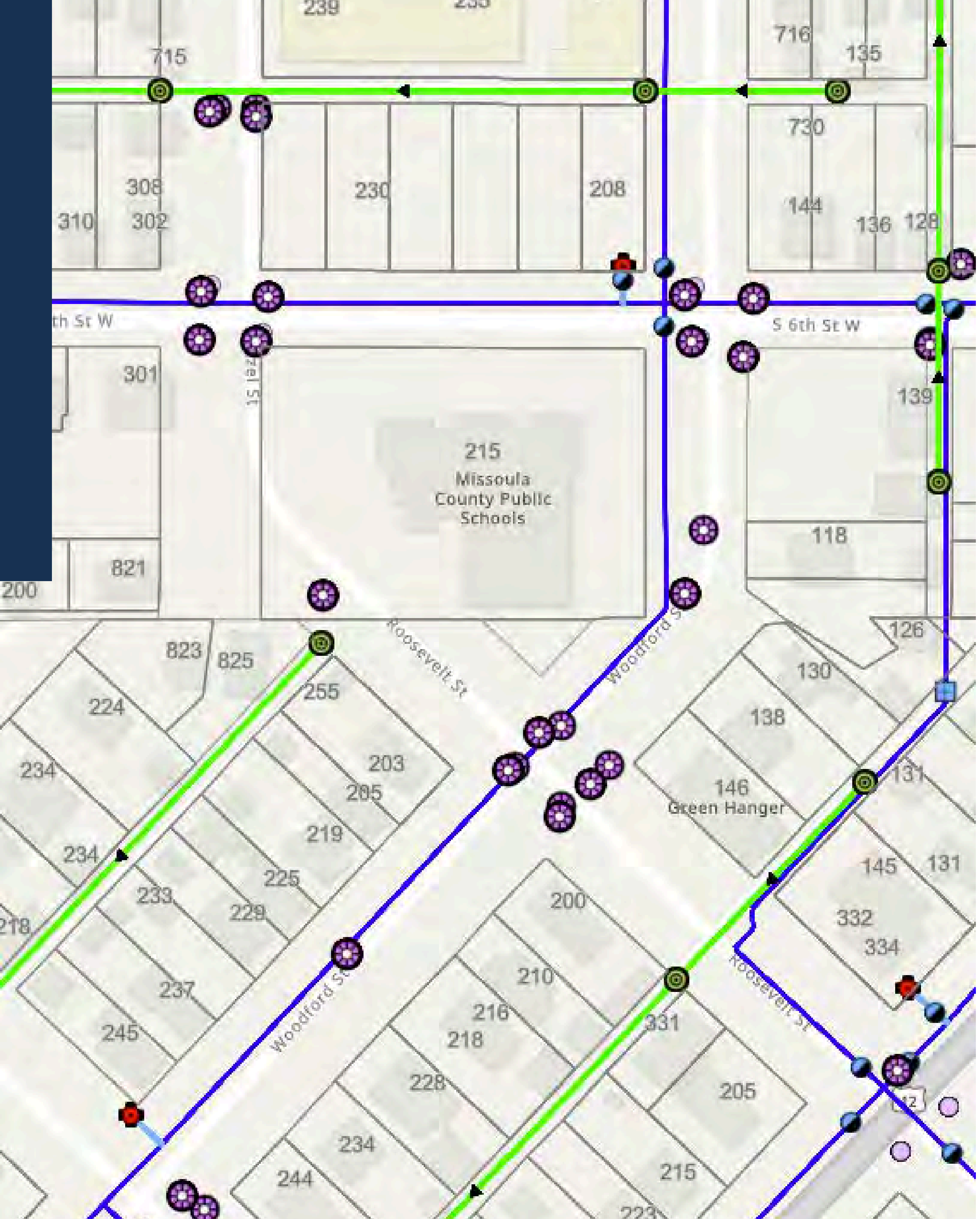
- Neighborhood Residential
- Neighborhood Center
- Live/Make Neighborhood

COMMERCIAL INTENSITY

Low Medium High

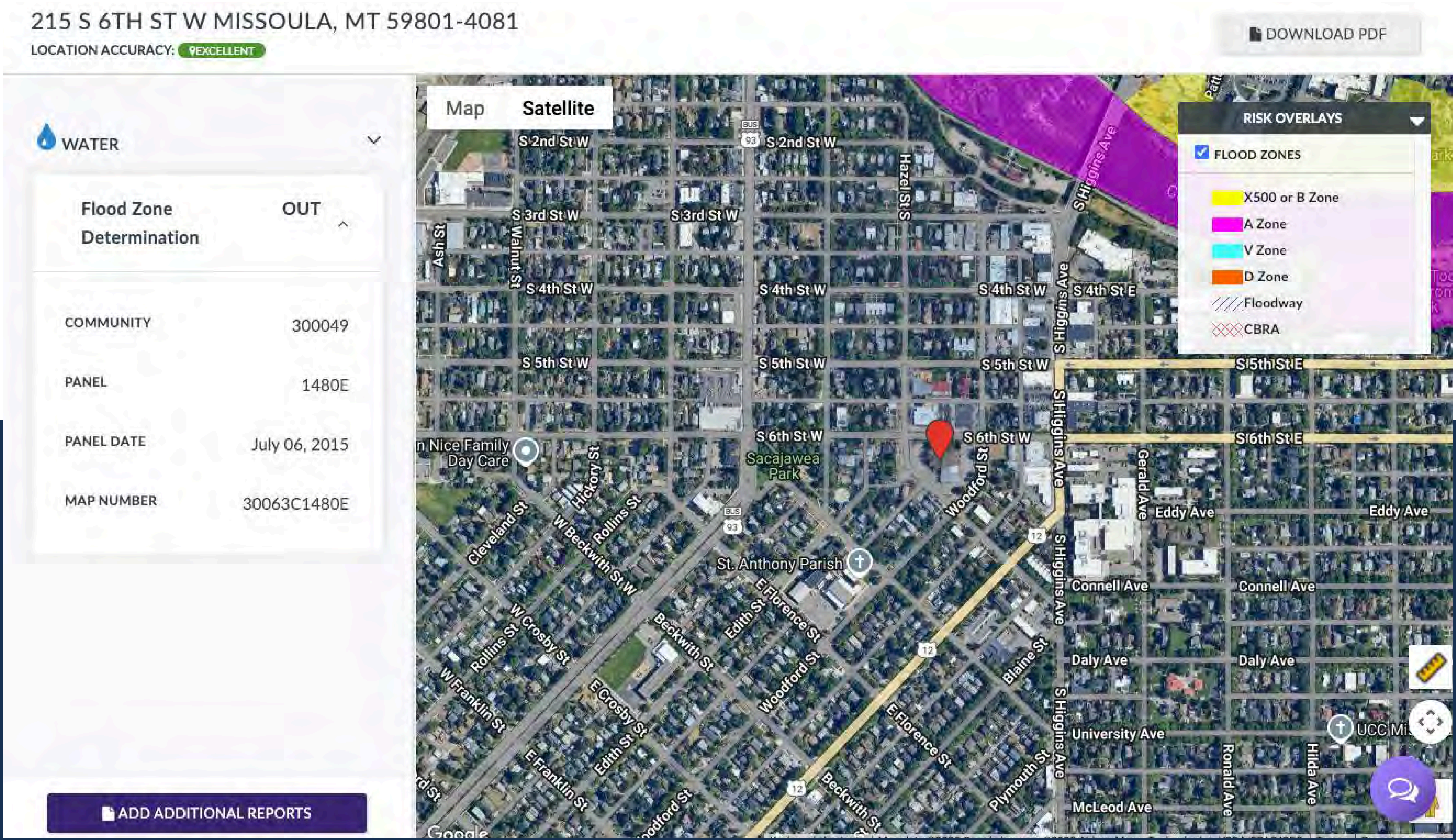
- Small-Scale Neighborhood Commercial Services that support the surrounding neighborhood such as businesses under 20 employees.

Pink buildings represent infill opportunities in an already established neighborhood


S 6th St W
th St W
Roosevelt St
Woodford St
Hazel St
215
Missoula
County Public
Schools
146
Green Hanger
715
716
135
730
308
310
302
230
208
144
136
128
301
139
118
821
200
823
825
255
224
234
203
205
219
225
229
233
237
245
218
126
130
138
131
145
131
332
334
200
210
216
218
228
234
244
331
205
215
223

Utilities

Water	City of Missoula
Wastewater	City of Missoula Near Site



215 S 6TH ST W MISSOULA, MT 59801-4081

LOCATION ACCURACY: EXCELLENT

DOWNLOAD PDF

WATER

Flood Zone Determination OUT

COMMUNITY	300049
PANEL	1480E
PANEL DATE	July 06, 2015
MAP NUMBER	30063C1480E

ADD ADDITIONAL REPORTS

RISK OVERLAYS

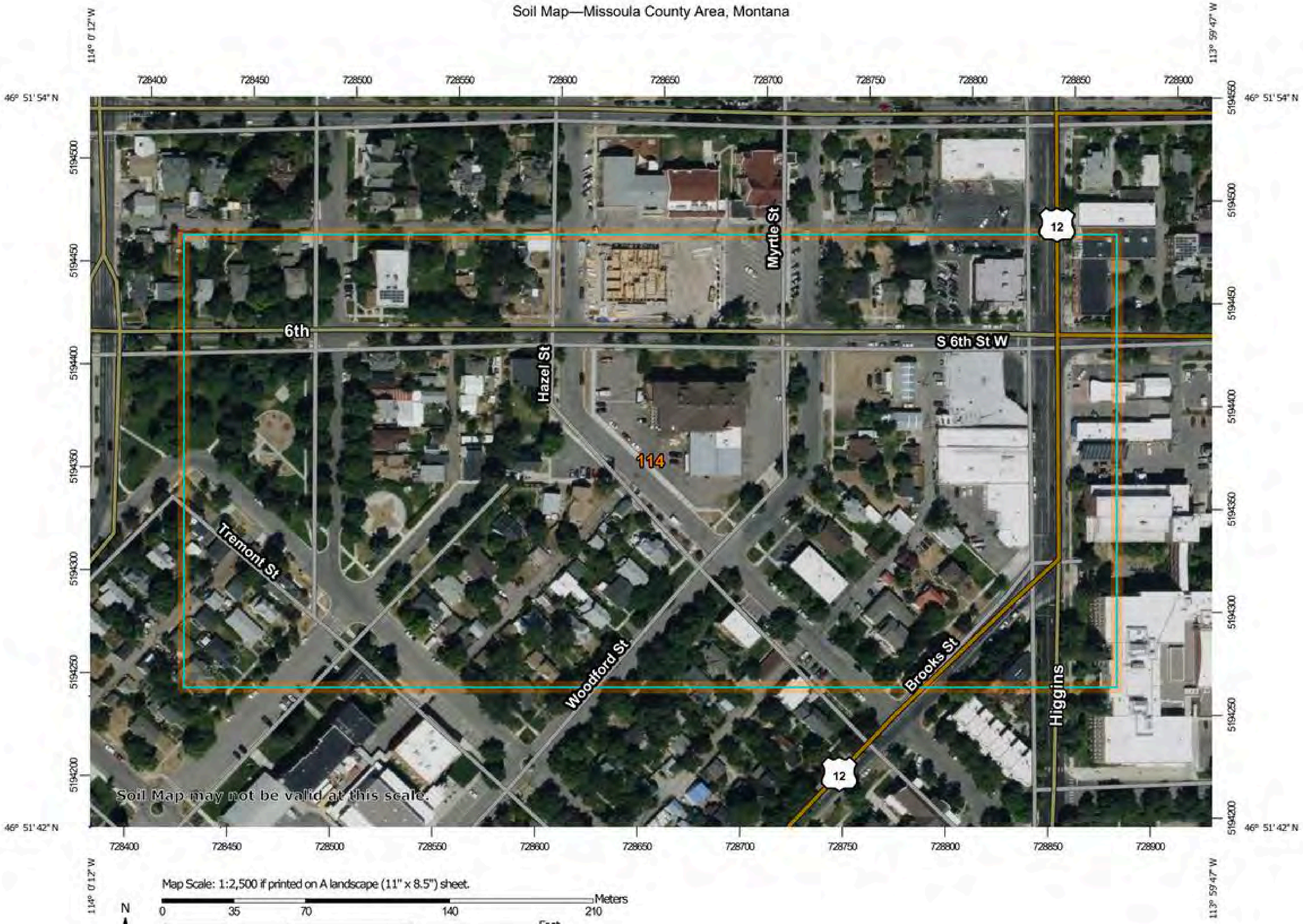
☑ FLOOD ZONES

- 🟨 X500 or B Zone
- 🟪 A Zone
- 🟦 V Zone
- 🟧 D Zone
- ▨ Floodway
- ▨ CBRA

Map
Satellite
S 2nd St W
S 3rd St W
S 4th St W
S 4th St E
S 5th St W
S 5th St E
S 6th St W
S 6th St E
Ash St
Walnut St
Hazel St S
S Higgins Ave
Sacajawea Park
St. Anthony Parish
Nice Family Day Care
Hickory St
Rollins St
W Beckwith St W
Cleveland St
W Crosby St
W Franklin St
E Florence St
Edith St
Beckwith St
Woodford St
E Crosby St
E Franklin St
Blaine St
Plymouth St
Gerald Ave
Eddy Ave
Connell Ave
Daly Ave
University Ave
McLeod Ave
Ronald Ave
Hilda Ave
UCC Mi
Google

Flood Plain

Soil Map—Missoula County Area, Montana


114° 0' 12" W
113° 59' 47" W
46° 51' 54" N
46° 51' 42" N
728400
728450
728500
728550
728600
728650
728700
728750
728800
728850
728900
5194550
5194500
5194450
5194400
5194350
5194300
5194250
5194200
6th
S 6th St W
Hazel St
Myrtle St
Tremont St
Woodford St
Brooks St
Higgins
12
114
Soil Map may not be valid at this scale.
N

Map Scale: 1:2,500 if printed on A landscape (11" x 8.5") sheet.

Meters: 0, 35, 70, 140, 210

Feet: 0, 100, 200, 400, 600

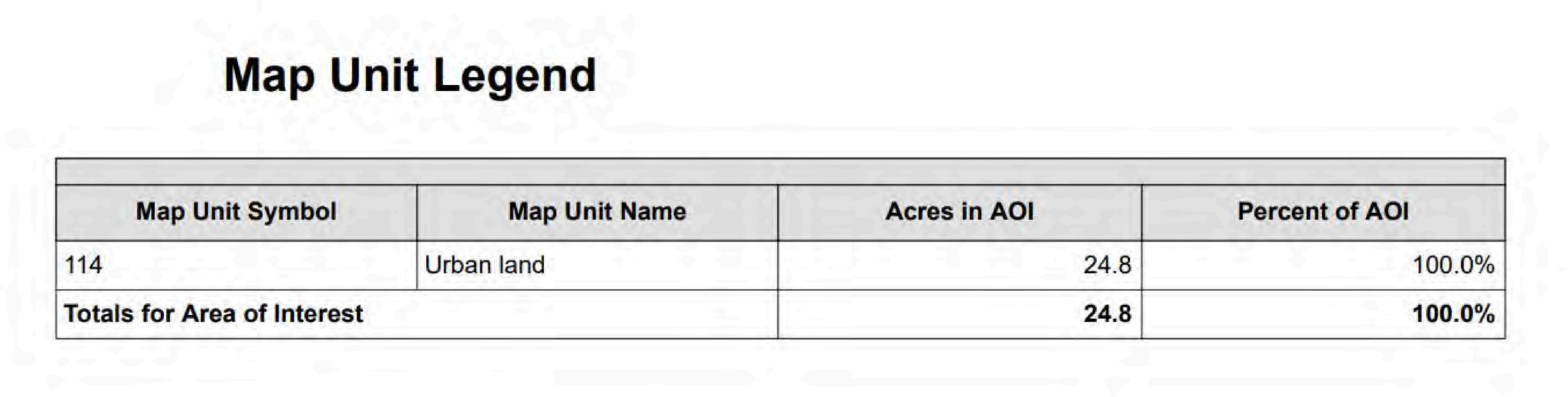
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

USDA **Natural Resources Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

8/6/2025
Page 1 of 3

Soils

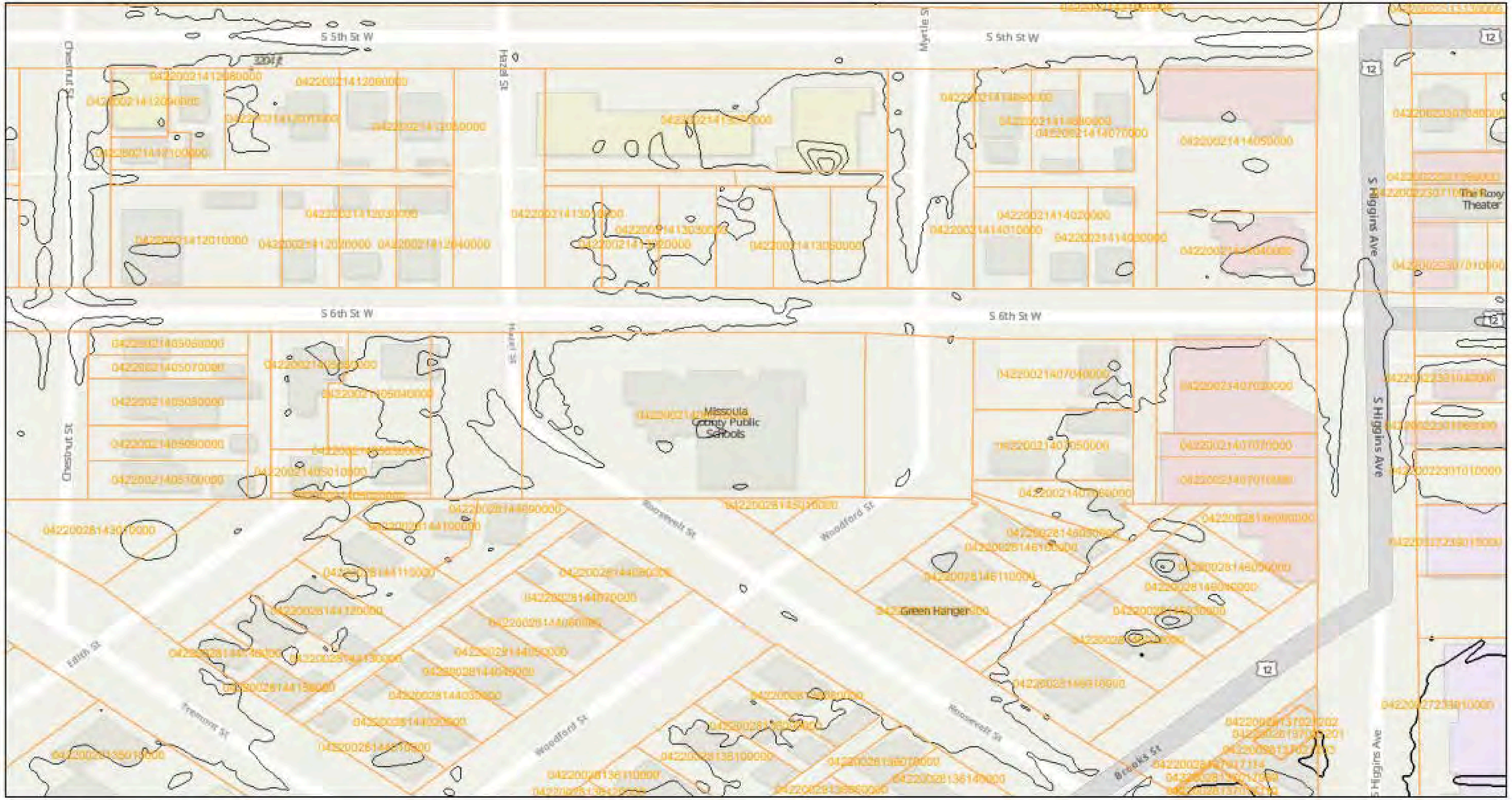


Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
114	Urban land	24.8	100.0%
Totals for Area of Interest		**24.8**	**100.0%**

Soils

ArcGIS Web Map


S 5th St W
S 5th St W
S 6th St W
S 6th St W
Chestnut St
Chestnut St
Hazel St
Hazel St
Myrtle St
S Higgins Ave
S Higgins Ave
S Higgins Ave
12
The Roxy Theater
Missoula County Public Schools
Roosevelt St
Roosevelt St
Woodford St
Woodford St
Edith St
Tremont St
Brooks St
Green Hanger

8/6/2025, 4:31:44 PM

2' Contours

☐ Counties

☐ Parcels

World_Hillshade

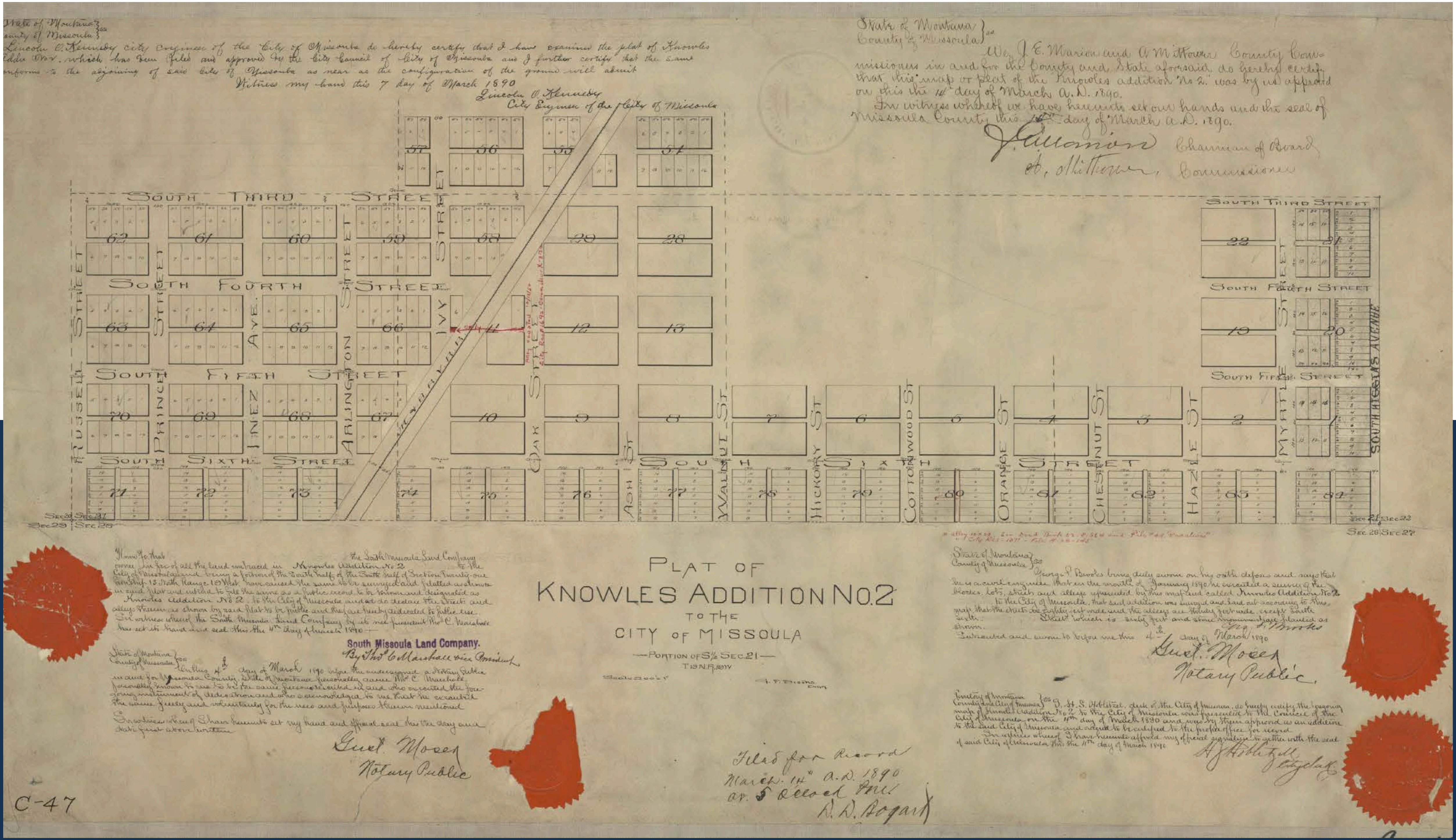
1:1,462

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS,

LIDAR | Topography


South Third Street
South Fourth Street
South Fifth Street
South Sixth Street
Russell Street
Prince Street
Inez Ave.
Arlington Street
Ivy Street
Oak Street
Ash St
Walnut St
Hickory St
Cottonwood St
Orange St
Chestnut St
Hazel St
Myrtle St
South Higgins Avenue
57
56
55
54
62
61
60
59
58
29
28
22
21
63
64
65
66
11
12
13
19
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7
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72
73
74
75
76
77
78
79
80
81
82
83
84
Sec 20 Sec 21
Sec 29 Sec 28
Sec 21 Sec 22
Sec 28 Sec 27
C-47

State of Montana }
County of Missoula } ss

Lincoln O. Kennedy city engineer of the City of Missoula do hereby certify that I have examined the plat of Knowles Addn No 2. which has been filed and approved by the City Council of City of Missoula and I further certify that the same conforms to the adjoining of said City of Missoula as near as the configuration of the ground will admit

Witness my hand this 7 day of March 1890

Lincoln O. Kennedy
City Engineer of the City of Missoula

State of Montana }
County of Missoula } ss

We, J. E. Marion and A. Mittower County Commissioners in and for the County and State aforesaid do hereby certify that this map or plat of the Knowles addition No 2. was by us approved on this the 14 day of March A.D. 1890.

In witness whereof we have hereunto set our hands and the seal of Missoula County this 14th day of March A.D. 1890.

J. E. Marion Chairman of Board
A. Mittower, Commissioner

PLAT OF KNOWLES ADDITION NO.2 TO THE CITY OF MISSOULA

—PORTION OF S½ SEC.21—
T13N.R.19W

Scale 200 ft 1"

G. F. Brooks
Engr

Know ye that the South Missoula Land Company owner in fee of all the land embraced in Knowles Addition No 2 to the City of Missoula and being a portion of the South half of the South half of Section Twenty-one Township 13 North, Range 19 West have caused the same to be surveyed and platted as shown in said plat and intend to file the same as a public record to be known and designated as Knowles Addition No 2 to the City of Missoula and do declare the streets and alleys thereon as shown by said plat to be public and they are hereby dedicated to public use.

In witness whereof the South Missoula Land Company by its vice president Thos C. Marshall has set its hand and seal this the 4th day of March 1890

South Missoula Land Company.
By Thos C Marshall Vice President

State of Montana }
County of Missoula } ss

On this 4th day of March 1890 before the undersigned a Notary Public in and for Missoula County, State of Montana personally came Thos C. Marshall personally known to me to be the same person described in and who executed the foregoing instrument of dedication and who acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein mentioned

In witness whereof I have hereunto set my hand and official seal this the day and date first above written

Gust. Moser
Notary Public

---

* Alley vacated See Deed Book 62 P. 566 and File "44 Vacations"
" " City Res - 1871 - File # 28-145

State of Montana }
County of Missoula } ss

George F. Brooks being duly sworn on his oath deposes and says that he is a civil engineer that in the month of January 1890 he executed a survey of the blocks, lots, streets and alleys represented by this map and called Knowles Addition No 2 to the City of Missoula, that said addition was surveyed and laid out according to this map that the streets are eighty feet wide and the alleys are twenty feet wide, except South Sixth Street which is sixty feet and stone monuments are planted as shown.

Geo. F. Brooks

Subscribed and sworn to before me this 4th day of March 1890

Gust. Moser
Notary Public.

Territory of Montana }
County and City of Missoula } ss

I, H. S. Hoblitzel, clerk of the City of Missoula, do hereby certify the foregoing map of Knowles Addition No 2 to the City of Missoula was presented to the Council of the City of Missoula on the 11th day of March 1890 and was by them approved as an addition to the said City of Missoula and ordered to be certified to the proper office for record

In witness whereof I have hereunto affixed my official signature together with the seal of said City of Missoula this the 11th day of March 1890

H. S. Hoblitzel
City Clerk

Filed for Record
March 14th A.D. 1890
at 5 o'clock P.M.
D. D. Bogart

Surveys

Mullan Rd
Mullan Rd
Mullan Rd
W Broadway
N Russell
N Higgins
10
90
S 14th St W
12
S Higgins
South Ave W
39th St
93

COMPARABLES

SterlingCRE
ADVISORS

Sale Comparables | Intown Industrial/Flex

Map	Name	City	Asset Type	Closed Date	Sold Price	Sold $/SF	Total SF	Lot Size (Acres)	Year Built	Zoning	DOM	Notes
1	1914 North Ave W	Missoula	Industrial, Mixed Use	2025-01-31	$1,435,000	$128.35	11,180	0.48	1980	C2-4	247	Mid-town flex property with showroom, warehouse, grade-level loading, and ample parking.
2	301 N Garfield St	Missoula	Industrial	2025-06-09	$1,380,000	$191.67	7,200	0.31	1978	RM2.7 - Will be Limited Urban Residential	102	Heated warehouse with high ceilings, truck well, grade-level door, and paved parking.
3	301 Expressway	Missoula	Industrial	2024-11-19	$2,900,000	$160.08	18,116	1.04	2000	M1-2	0	Class A industrial space with showroom office, high clear span, radiant floor heat, and visibility.
4	3104 W Broadway St	Missoula	Office, Industrial	2024-08-12	$1,448,200	$206.89	7,000	0.46	1996	M1-2	60	Freestanding retail/flex building with excellent exposure in a high-traffic corridor.
5	200 Raser Dr	Missoula	Industrial, Office	2022-05-16	$1,700,000	$106.92	15,900	1.19	1969	M1-2	217	Industrial building with combined warehouse and office space, secured by perimeter fencing.
6	910 N Dickens St	Missoula	Retail, Industrial	2023-03-01	$529,000	$279.89	1,890	0.12	1940	M1R-2	242	Remodeled warehouse/retail space with offices, roll-up doors, and fenced yard in north Missoula.
			Average		$1,565,367	$178.97	10,214	0.60	1977		145	
			Median		$1,441,600	$175.88	9,190	0.47	1979		160	
			Subject									

1

SterlingCRE

2

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SterlingCRE

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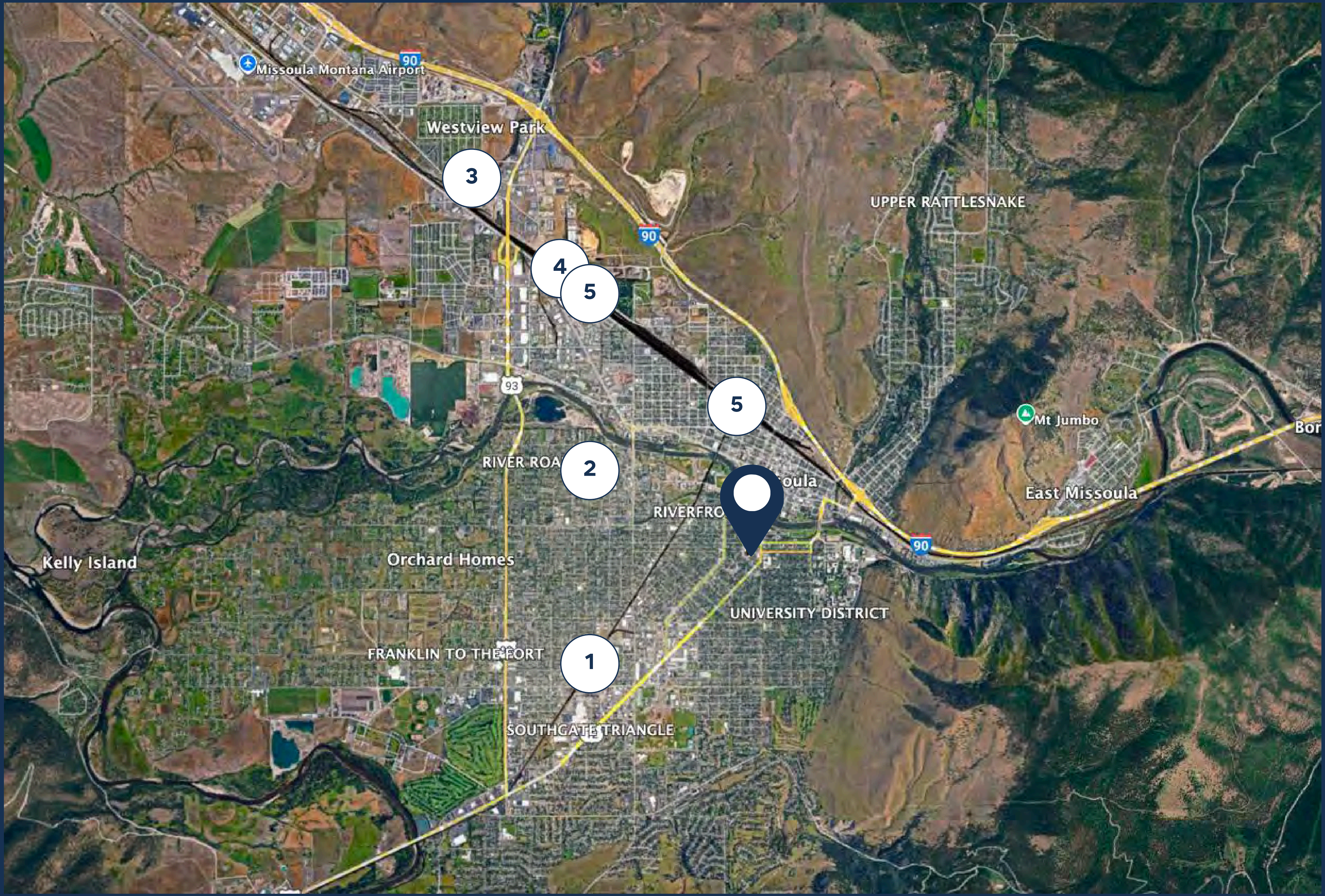
6


Missoula Montana Airport
90
Westview Park
3
UPPER RATTLESNAKE
90
4
5
93
5
Mt Jumbo
Bor
RIVER ROA
2
oula
East Missoula
RIVERFRO
90
Kelly Island
Orchard Homes
UNIVERSITY DISTRICT
FRANKLIN TO THE FORT
1
SOUTHGATE TRIANGLE

Sale Comparables | Office

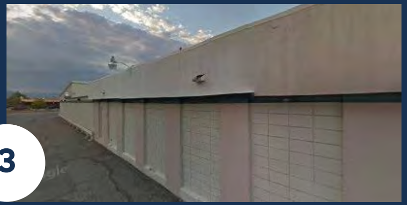
Map	Name	City	Closed Date	Sold Price	Sold $/SF	Total SF	Lot Size (Acres)	Year Built	Zoning	DOM	Notes
1	410 W Spruce St	Missoula	2024-08-26	$730,000	$290.61	2,512	0.13	1910	B2-1	19	Versatile building with office on main floor and updated high-end apartment above, plus yard and parking.
2	1900 S Reserve St	Missoula	2025-03-10	$837,500	$298.68	2,804	0.46	1959	C1-2	132	Prime high-visibility office along South Reserve corridor with heavy traffic exposure.
3	2105 Bow St	Missoula	2025-06-20	$1,745,000	$122.34	14,264	0.67	1983	C1-4	536	C1-4 zoned Midtown redevelopment opportunity adjacent to Southside Lions Park and UM.
4	2415 Mullan Rd	Missoula	2024-07-02	$2,000,000	$241.43	8,284	1.16	2000	C2-4	329	Modern office building on large lot in C2-4 zoning, offering flexibility and growth potential.
5	16366 Old Highway 93 S	Lolo	2025-01-06	$875,000	$125.86	6,952	1.02	1996		230	High-visibility location at Hwy 93 corner, with expansive parking and potential multi-tenant use.
		Average		**$1,237,500**	$215.78	6,963	0.69	1970		249	
		Median		**$875,000**	$241.43	6,952	0.67	1983		230	
		Weighted			$177.72						

1

410 W SPRUCE

2

3



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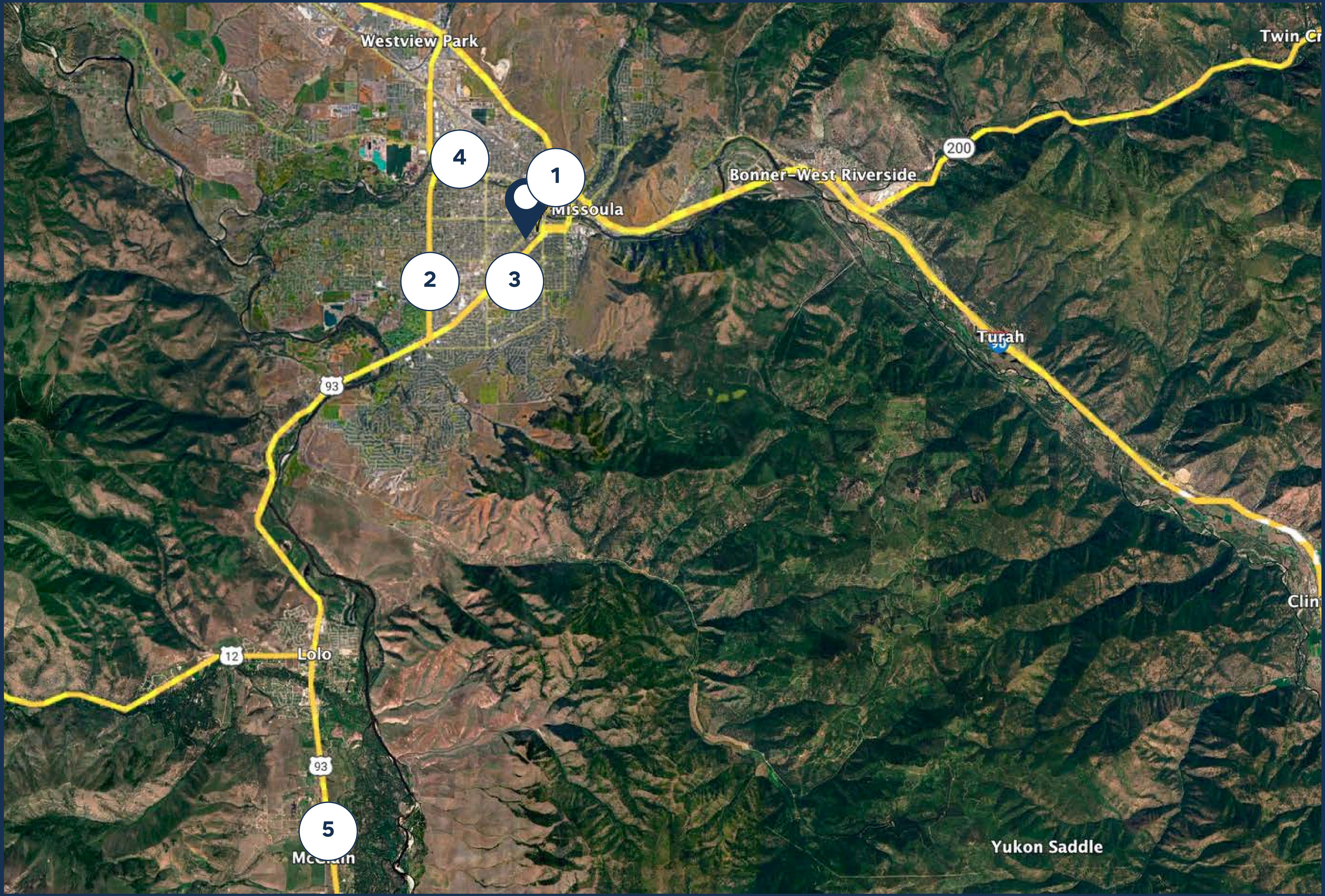
Westview Park
4
1
Missoula
2
3
Bonner-West Riverside
200
Twin Cr
Turah
90
93
Clin
12
Lolo
93
5
McClain
Yukon Saddle

Lease Comparables | Industrial

Map	Name	City	Asset Type	Closed Date	Total SF	Lease Rate ($/SF)	Lease Structure	Year Built	Zoning	DOM	Notes
1	3501 W Broadway St, Ste 4B	Missoula	Industrial	2025-02-25	4,000	$11.10		1960 & 1965	C1-4	128	Showroom/warehouse unit with mezzanine storage, bathroom, good signage, and parking.
2	3841 Brooks St	Missoula	Industrial	2025-04-14	14,400	$9.75	NNN	1973	M1R-2	0	Retail/service site in high-traffic corridor with excellent visibility and commercial zoning.
3	1132 Longstaff St	Missoula	Industrial	2024-06-04	2,700	$8.00	NNN	1950	RM1-45	57	Mid-century commercial building in Rose Park, formerly retail use,
4	2603 Industry St, Ste A1-A2	Missoula	Industrial	2024-10-04	3,200	$13.00	NNN	1995	M1-2	103	Flex industrial facility with multiple tenant spaces, excellent access to I-90.
5	821 Burlington Ave	Missoula	Industrial, Office, Flex	2025-04-10	9,600	$15.00	NNN	1967	C1-4	252	Mixed-use light industrial site with multi-bay layout and good central access.
			Average		6,780	$11.37		1971		108	
			Median		4,000	$11.10		1970		103	
			Subject								

1

2

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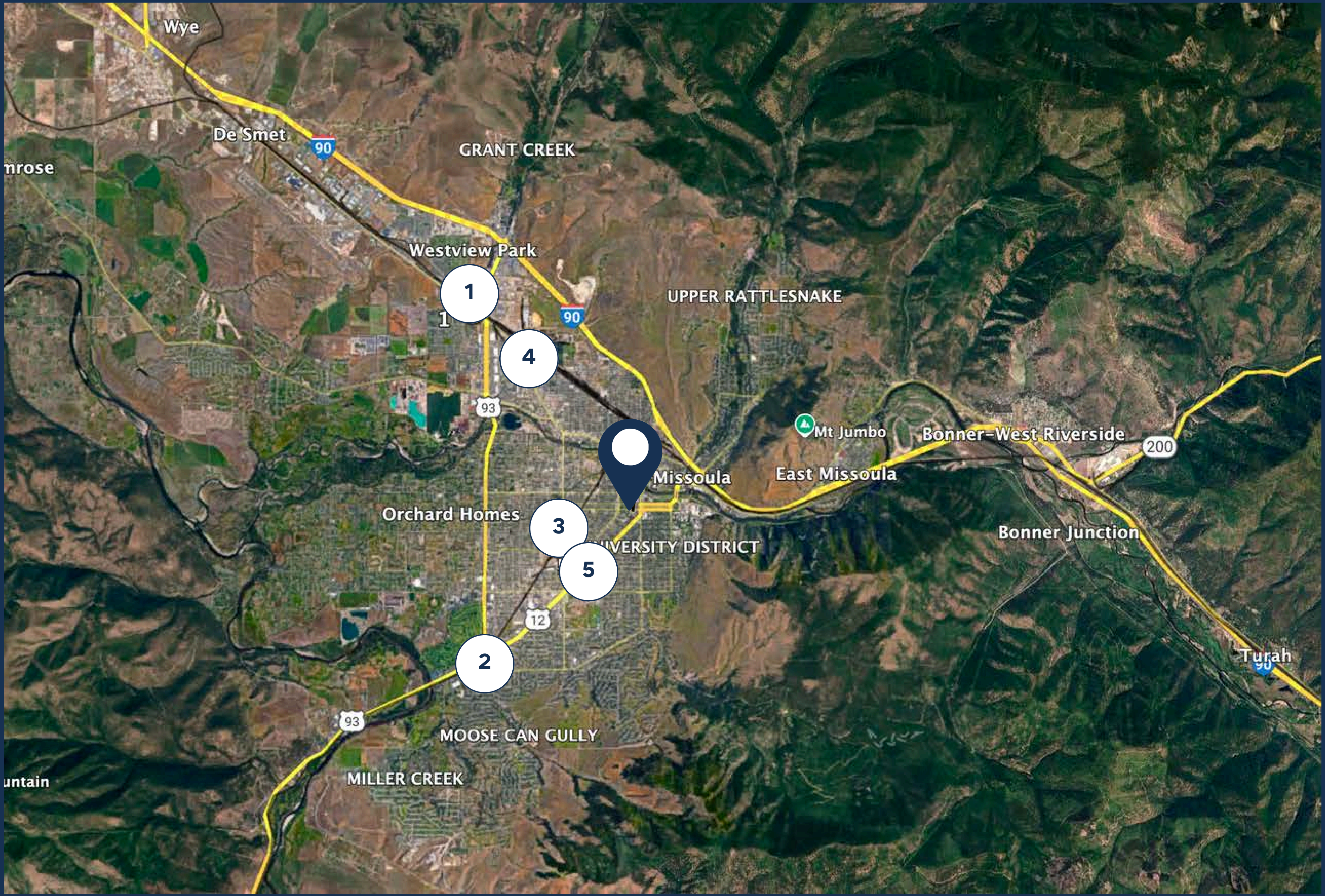
Wye
De Smet
90
GRANT CREEK
nrose
Westview Park
1
90
UPPER RATTLESNAKE
4
93
Mt Jumbo
Bonner-West Riverside
200
Missoula
East Missoula
Orchard Homes
3
UNIVERSITY DISTRICT
Bonner Junction
5
12
2
Turah
90
93
MOOSE CAN GULLY
MILLER CREEK
untain

Lease Comparables | Industrial

Lease Comparables | Office

Map	Name	City	Asset Type	Closed Date	Total SF	Lease Rate ($/SF)	Lease Structure	Year Built	Zoning	DOM	Notes
1	1008 Burlington Ave, Ste B	Missoula	Office	2024-06-05	2,661	$16.50	NNN	1966	M1R-2	135	Midtown office suite with reception, private offices, conference room, kitchenette and dedicated parking—high visibility off Stephens Ave
2	2800 S Reserve St, Ste 120	Missoula	Office	2024-07-01	2,965	$17.00	NNN	1969	M1-2	649	Single-story office building fully renovated in 2018, high-traffic South Reserve corridor location
3	1719 Dearborn Ave	Missoula	Office	2024-09-25	5,638	$16.00	NNN	1978	C1-4	321	Two-story C1-4 zoned midtown office building with private offices and dedicated parking
4	2925 Palmer St, Ste A	Missoula	Office	2024-08-19	4,200	$16.50	NNN	1994	M1R-2	566	Executive office suite with six private offices, conference room, foyer, kitchen, and generous parking
5	3021 N Palmer St, Ste B	Missoula	Office	2024-04-22	3,170	$19.05	NNN	1995	M1R-2	0	Professional financial/credit union office tenants such as AgWest Farm Credit and ELM utility services
6	2825 Santa Fe Ct	Missoula	Office	2024-01-26	8,563	$15.00	NNN	1997	M1R-2	272	Professional office wing suited for flex/storage use, with abundant parking and move-in ready condition
			Average		4,533	$16.68		1983		324	
			Median		3,685	$16.50		1986		297	

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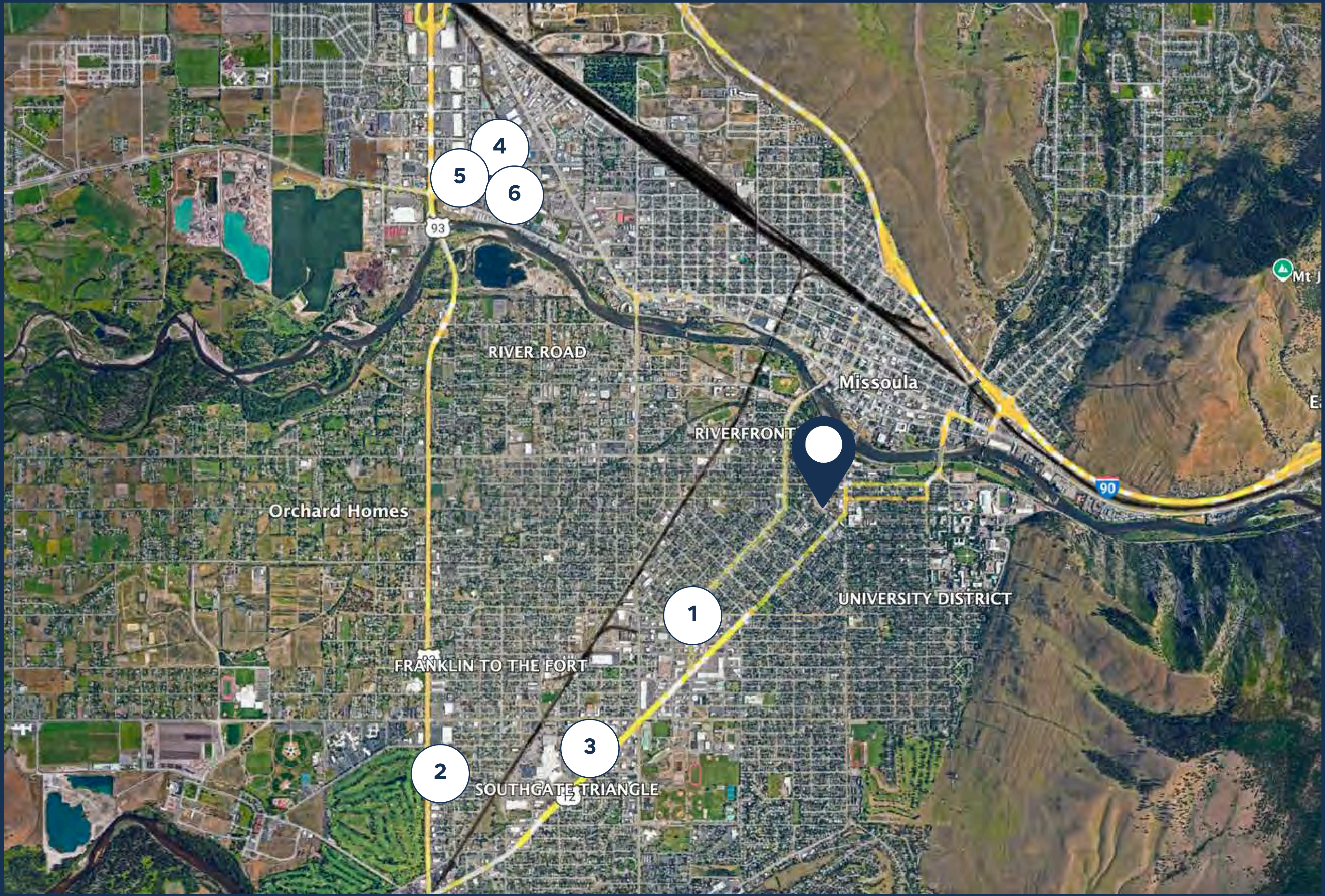
4
5
6
93
RIVER ROAD
Missoula
RIVERFRONT
Mt J
E
90
Orchard Homes
UNIVERSITY DISTRICT
1
FRANKLIN TO THE FORT
3
2
SOUTHGATE TRIANGLE
12

Lease Comparables Map

SterlingCRE
ADVISORS

Brokerage Advisors

MATT MELLOTT, CCIM | SIOR

Managing Partner & Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multifamily investments.

CLAIRE MATTEN, CCIM | SIOR

Partner & Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.

RYAN SPRINGER, CCIM

Partner & Commercial Real Estate Advisor

Ryan Springer spent several years in the Marines, then transitioned to supply chain management roles around the Pacific Northwest. The complex world of commercial real estate was a natural step for Ryan as he returned to his hometown of Bozeman, Montana, where he has managed transactions for 15+ years.

Brokerage Advisors

CONNOR MCMAHON

Commercial Real Estate Advisor

Connor McMahon specializes in retail transactions, market penetration strategies, and complex lease negotiations. With a transaction volume exceeding $150 million, Connor has successfully represented a diverse range of clients, from small businesses to Fortune 500 companies.

CASEY ROSE, CCIM

Commercial Real Estate Advisor

A team captain at Rutgers University, a national champion in big-mountain skiing, and a commercial real estate specialist: Casey Rose is a well-rounded and dedicated member of the SterlingCRE Advisors team with a background in multifamily investment.

DYLAN HARRINGTON

Commercial Real Estate Advisor & Transaction Coordinator

Dylan sees something different than most people when he tours a commercial building: he's thinking about the nuts, bolts, and guts of the space. With this wealth of knowledge, Dylan adds substantial value to every Sterling project.

JOE TREDIK

Leasing Specialist

Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team. He leverages his accounting background and leasing experience to provide clients with detailed financial analysis and strategic insights that enable clients to make well informed leasing decisions.

Operations & Data Team

SIERRA PIERCE

Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.

SARA TOWNSLEY

Research Director

Sara manages the extensive library of real estate data that provides the Sterling team accurate and up to date information on transactions and sales. Her attention to detail and organization allows for efficient valuations and pricing guidance. Sara is also the first to know about new developments and businesses in the community.

JUDY POWELL

Director of Accounting & Finance

Judy manages accounting for all transactions and is a stickler for details. With extensive public and private experience, she is adept at adhering to rigorous compliance and reporting standards. Judy also has experience in development financing.

Marketing Team

MAGGIE COLLISTER

Marketing & Project Analyst

With a background in real estate development and graphic design, Maggie creates punchy and compelling marketing pieces for listings. Her understanding of real estate and economic trends and data create strong selling points for properties in Montana's growing markets.

JESSICA BALDWIN

Brand Marketing & PR Director

Jessica enhances property visibility through strategic marketing in print, digital, and PR. Drawing on her background in brand building and online lead generation, she effectively positions properties to attract the right audience, maximizing their market presence and investment potential.

Disclaimer & Limiting Conditions

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Limiting ConditionsStudy outcomes are based on our analysis of the information available to us from our researchas of the date of report creation. As such, we assume the client has offered correct and reliable information. Further, we assume the client has informed us about any issues that would affectproject feasibility. The study is based on current and expected trends of the economy and realestate market. However, economic conditions change, as do real estate markets. As such, weinsist that clients continuously track the economy and real estate market. We stronglyencourage clients to revisit findings from the study continuously and to revisit key projectassumptions periodically to ensure they are still justified. Given the changing marketconditions and potential for shifting consumer preferences, projected and actual results willlikely differ. Market conditions and projections frequently are different than expected. We donot express any form of assurance on the achievability of any pricing or absorption estimatesof reasonableness of the underlying assumptions. The study assumes "normal" real estatemarket conditions and not conditions of an "up" or "down" market. Economic, employment,population & household growth and consumer confidence are assumed to occur more or lessin accordance with current expectations. There are no assurances about the ability to secureneeded project entitlements; in the cost of development or construction; in tax laws that favoror disfavor real estate markets; or in the availability and/or cost of capital and mortgagefinancing for real estate developers, owners and buyers. If any major change in marketconditions occurs, this study analysis should be updated, with the conclusions andrecommendations summarized herein reviewed and reevaluated. We have no responsibility toupdate our analysis for events and circumstances occurring after the date of our report.Clients are advised to independently verify the accuracy and completeness of all summariesand information contained herein, to consult with independent legal and financial advisors,and carefully investigate the economics of this development.

APPENDIX B.2

DUNCAN DRIVE PROPERTY BOV

SterlingCRE
ADVISORS

August 2025

BROKER OPINION OF VALUE

Duncan Drive Property

Prepared for Missoula County
Public Schools

Prepared by
Matt Mellott, CCIM | SIOR
Matt@SterlingCREadvisors.com

SterlingCRE
ADVISORS

Contents

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Executive Summary

Valuation Summary

Location Study

Market Comparables

Brokerage Team

Limiting Conditions

Executive Summary

3010 Duncan Drive is a rare development opportunity in Missoula, offering approximately 13 acres of land in a desirable residential area. The property is currently used as the PEAS Farm, run by local nonprofits and leased by the City of Missoula for just $1 per year. It has flat land, quality soils, and access to city services, making it ideal for future residential development. However, the City of Missoula holds the right of first refusal to purchase the property, which could affect a sale. Its current unzoned status presents a challenge in predicting density or development limits.

If annexed into the city, the property is most likely to be rezoned as either R20 (lower density) or RT10 (higher density). RT10 zoning would allow for townhomes or cluster housing and would lead to a higher sale price, while R20 would limit the number of units and reduce value. Final pricing will largely depend on the outcome of the rezoning process. With the right zoning, this site has strong potential to attract residential developers looking for well-located, build-ready land in Missoula.

Address	3010 Duncan Drive
Asset Type	Land
Total Acreage	±13 Acres
Property Tour Conducted	July 28, 2025

Prepared by
Matt Mellott, CCIM | SIOR
406.203.3950
Matt@SterlingCREadvisors.com

Valuation Summary

Key Takeaways

***This Range of Value is subject to the extraordinary assumption that the existing lease to the city of Missoula is released for the parcel.**

The parcel at 3010 Duncan Drive would be highly desirable for residential development if brought to market. It features uniform topography, good soil conditions, access to utilities, and is located in a desirable residential area of Missoula. Currently, the property is used as a farm operated by local non-profits and is leased by the City of Missoula for $1 per year. The City also holds the right of first refusal, meaning they get the first chance to buy the property if it is offered for sale.

Currently, the land is unzoned, which makes it harder to know exactly how much density the City would allow. However, if rezoned under the City of Missoula, it would most likely fall into either R20 (lower density) or RT10 (higher density) zoning.

R20 zoning would allow fewer homes, likely resulting in a lower property value. RT10 zoning would allow more homes, increasing its market potential and price.

The final zoning achievable will be a major factor in determining the property's value and how it can be developed. While a higher-density zoning could increase value, it may face resistance from the surrounding neighborhood. Still, a clearer zoning designation—especially RT10—would make this property much easier to market and sell to a developer closer to the Suggested List Price. For the purposes of this evaluation, we assume that R20 equivalent zoning is what is achievable, which reflects the low end of the Likely Range of Value.

> 3010 Duncan Drive value is largely dependent on zoning clarity, release of the existing lease and city approvals.

Likely Range of Value*

Low	High
$3,680,000	**$4,250,000**
($6.50/SF)	($7.50/SF)

Definition: The price range we anticipate the property to trade within based on recent market data.

Suggested List Price*

$4,500,000
($8.00/SF)

Definition: An initial, forward-looking price that anticipates continued market growth and positions the property to benefit from that growth.

Marketing Time

12 to 15 months

Definition: The amount of time we anticipate will be needed to secure a buyer or tenant for the property within the Likely Range of Value.

Valuation Summary continued

Highest Value Use of Property As-Is & As-Vacant

Right now, the property is not being used to its highest and best economic use. It's home to a nonprofit farm that benefits the community, but it doesn't generate much income or property tax. The land's best economic use would be for residential development, which would increase both its value and its tax contribution to the city.

Highest Value Buyer or Tenant

The most likely high-value buyer for this property would be a residential home builder or land developer. They would have the ability to subdivide the land into smaller lots and either build homes to sell or sell the lots individually. It could be a builder creating lot-home packages, or a developer focused on preparing lots for sale to others.

Property Challenges & Wildcards

Physically, the property is well-suited for residential development. It has no major known issues, is close to city services, and has easy access for vehicles. The land is ready for building. However, the biggest challenge is the public perception of selling it. To address community concerns, the City may choose to add conditions to the sale—such as preserving a portion for agriculture or requiring affordable housing. While well-intentioned, these conditions would likely reduce the property's value by adding complexity and restrictions for developers, increasing project risk and potentially lowering the expected net proceeds for MCPS.

Market Trajectory

The housing market nationwide has slowed down due to high mortgage rates and economic uncertainty. Missoula is seeing the same trend, with new development slowing across the area. But even in slower markets, some neighborhoods still perform well.

The Rattlesnake is one of Missoula's most desirable places to live. Its location, natural beauty, and strong community keep demand steady, no matter the economy.

If the Duncan Drive property were marketed for sale, its size and location would likely attract strong interest. Even in a slower market, a large site in a high-demand neighborhood like the Rattlesnake is expected to do well.

Comparables Analysis

To help assess the value of the Duncan Drive site, we looked at several groups of similar land sales in Missoula. The first group included finished lots zoned R20 and R40, which match the zoning near the subject site. These lots sold for an average of about $11 per square foot, with individual lots within the Rattlesnake between $24-26/SF. This price range is likely reflective of finished lot prices for half-acre parcels in the area.

Next, we looked at RT10-zoned lots, which could be the future zoning for the Duncan Drive property. These finished lots sold for an average of $12 per square foot, with prices ranging from $5 to $19. However, there are no known RT10 sales in the Rattlesnake. It is likely that the sale price per square foot of RT10 lots would be higher than those seen for R20, R40 and R5.4 lots.

Finally, we looked at a mix of lot sales in the Rattlesnake neighborhood. Prices ranged from $1.81 for agricultural land to $26.20 per square foot for a finished 5.4-acre lot. This wide range shows how size, zoning, and how ready the land is for development all impact value.

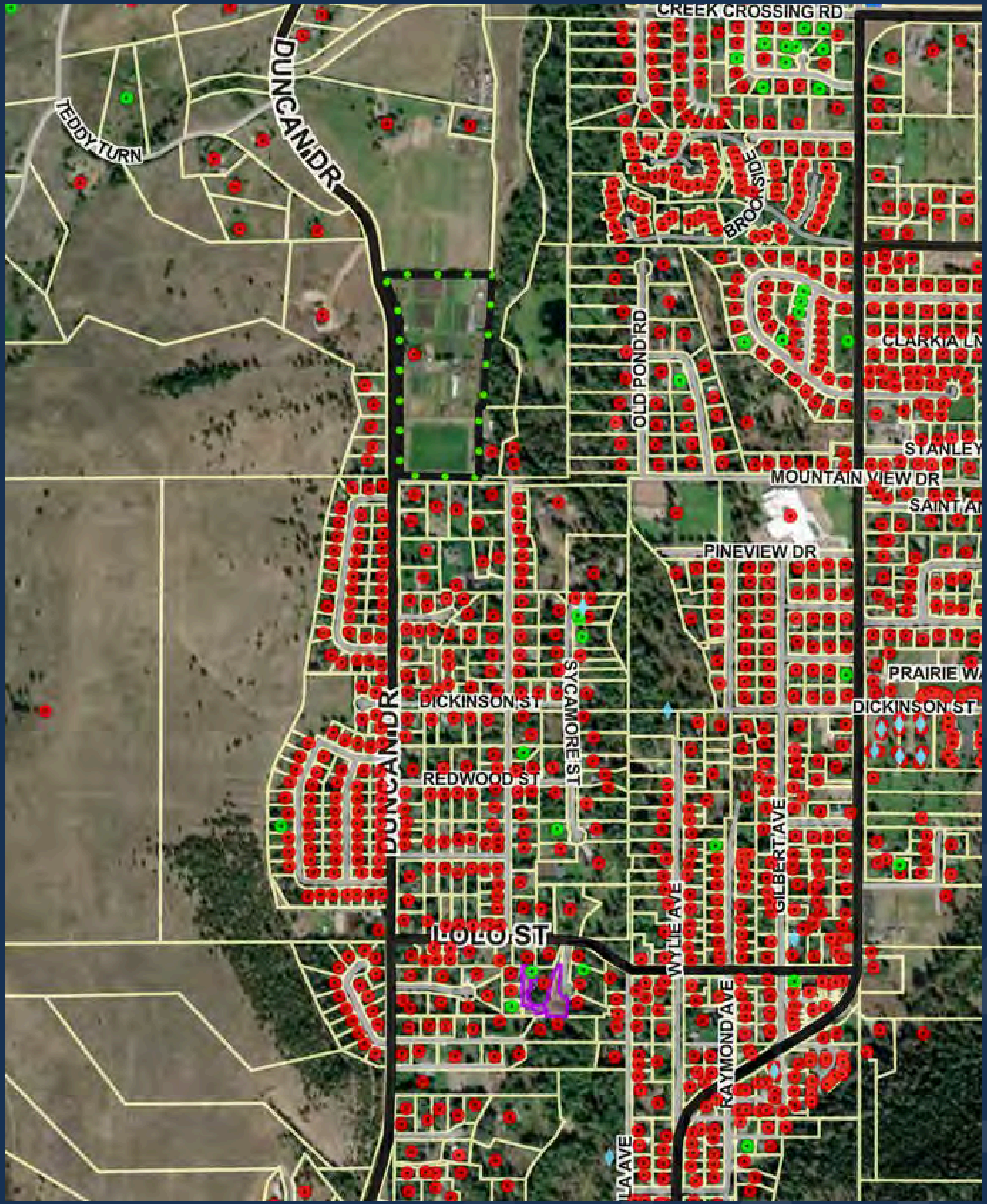
LOCATION STUDY

SterlingCRE
ADVISORS

Property Summary

Property Type	Farm Land
Square Footage (per CAMA)	±566,280 SF
Total Acreage	±13 acres
Services	Water, sewer and electric near site
Access	Duncan Drive
Zoning	Unzoned
Geocode	04-2200-11-3-05-17-0000
Property Taxes	$17.30 (2024)

3010 Duncan Drive, Missoula MT


CREEK CROSSING RD
DUNCAN DR
TEDDY TURN
BROOKSIDE
OLD POND RD
CLARKIA LN
STANLEY
MOUNTAIN VIEW DR
SAINT AL
PINEVIEW DR
PRAIRIE W
DICKINSON ST
DICKINSON ST
SYCAMORE ST
REDWOOD ST
DUNCAN DR
GILBERT AVE
WYLIE AVE
LOLO ST
RAYMOND AVE
LA AVE

Property Strengths

Size of parcel allows for a substantial development

City services to site

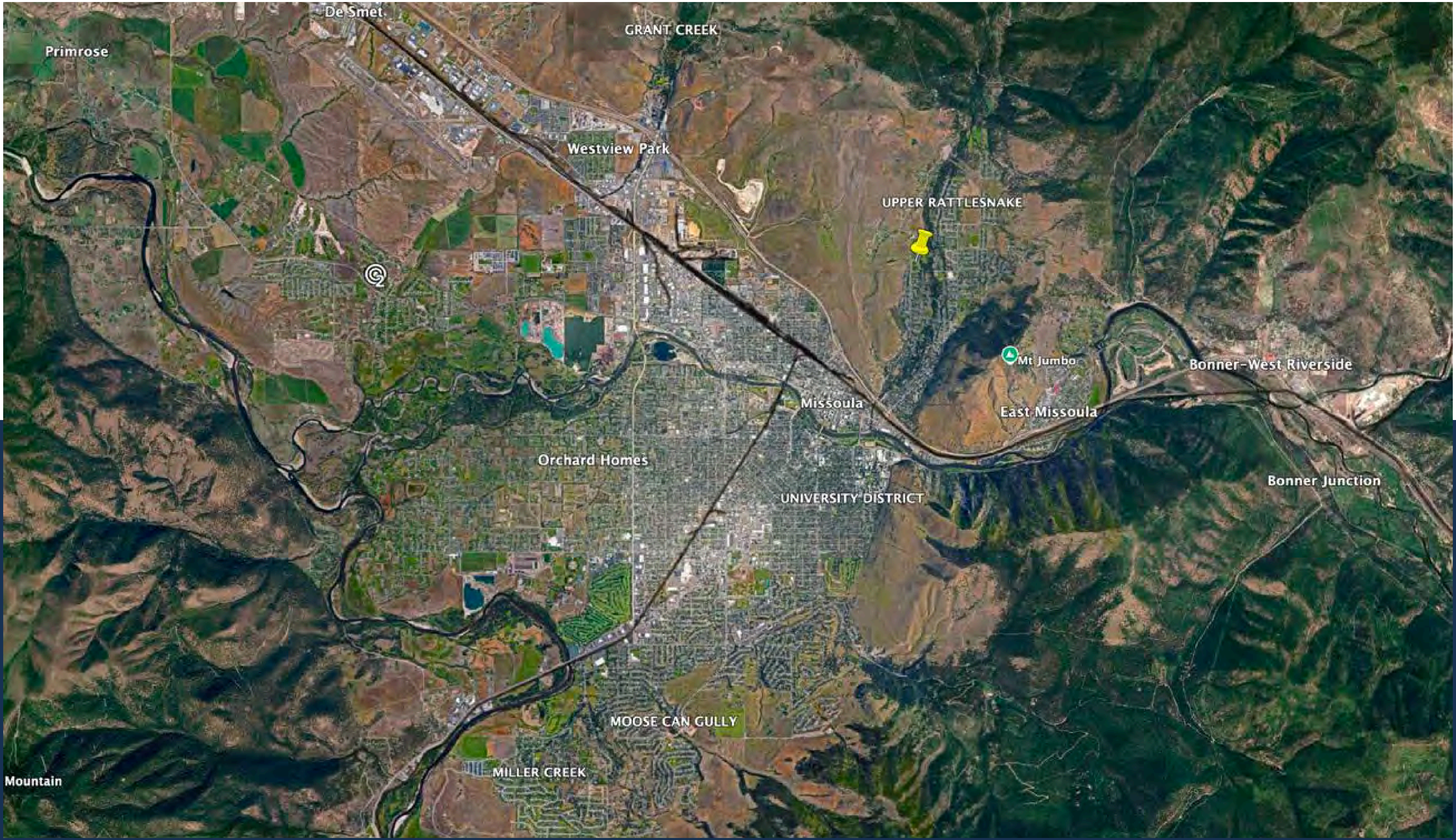
Favorable topo and site shape for development

Desirable location for residential development

Unzoned

Property Challenges

Currently leased to the city for a farm/non profit use


De Smet
GRANT CREEK
Primrose
Westview Park
UPPER RATTLESNAKE
Mt Jumbo
Bonner-West Riverside
Missoula
East Missoula
Orchard Homes
UNIVERSITY DISTRICT
Bonner Junction
MOOSE CAN GULLY
MILLER CREEK
Mountain

Regional Locator Map

Title Review

CAMA Review

The CAMA report for 3010 Duncan Drive appears to be accurate. The measurements align with expectations, and the ownership details are correct. There is no evidence of errors, discrepancies, or other concerns in the document.

Tax Review

The market value of the site is $763,330, with 2024 taxes due in the amount of $17.30. The unusually low tax bill is the result of the property's current ownership by the school district, which benefits from a reduced tax rate. If the property were transferred to a private entity, the tax rate would increase accordingly.

Survey & Subdivision Review

No survey or site plan was available.

Environmental

No known environmental factors were found for the site.

CC&R's

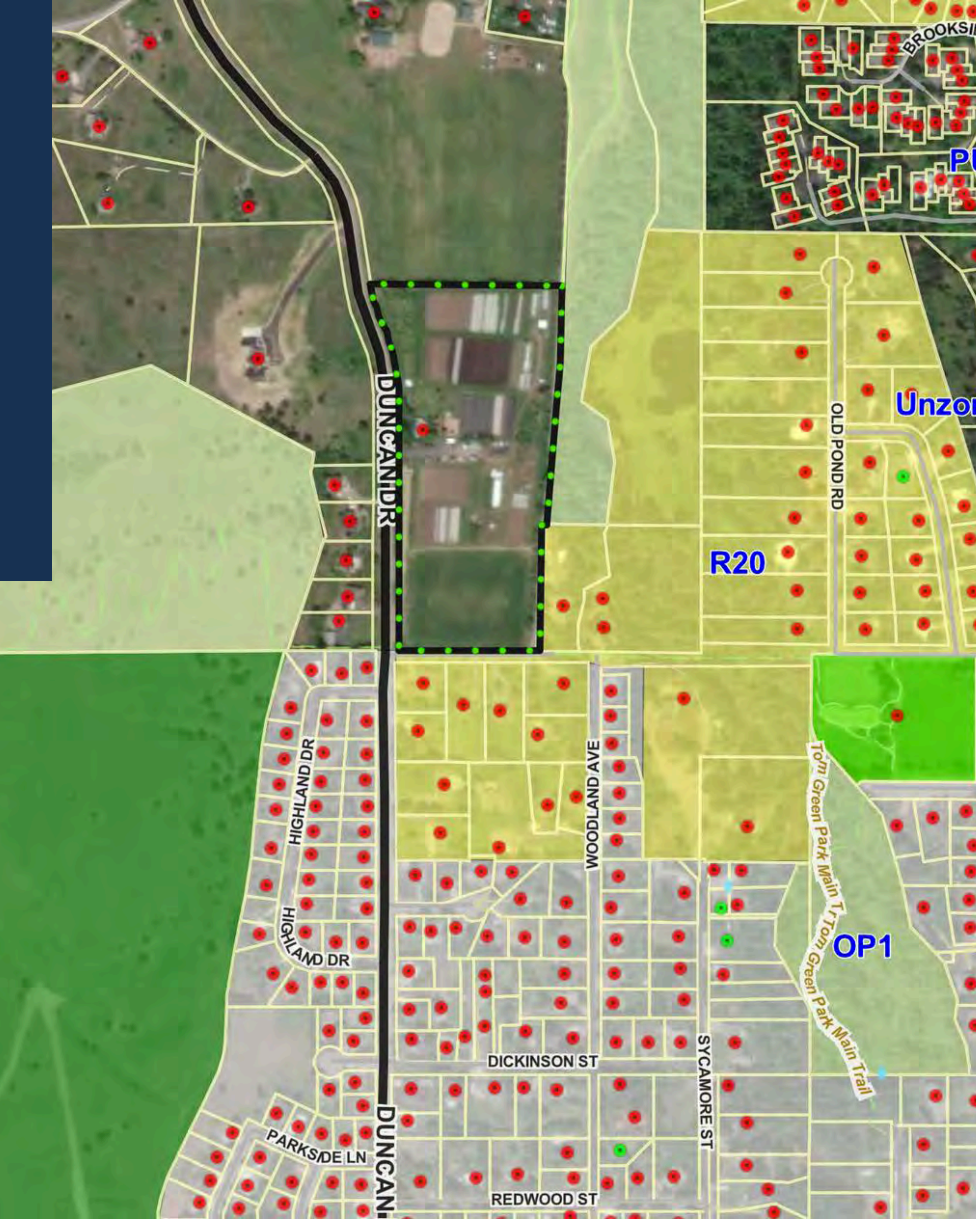
No Covenants, Conditions, and Restrictions (CC&Rs) were identified for this site.

Deed Review

The site carries a deed restriction related to RSIDs (Rural Special Improvement Districts) and SIDs (Special Improvement Districts). This restriction was established in exchange for allowing the property to discharge sewage onto the ground until a public sewer system is installed. Once public sewer mains become available, the owner is required to connect to them within 180 days.

Other

The property is currently under lease between the City of Missoula and the school district. The lease term is renewable every ten years, with the next renewal scheduled for 2030. The rental rate is nominal—$10 total, or $1 per year. One of the most important provisions of the lease is the City's right of first refusal: if the school district decides to sell the property, it must first offer it to the City and attempt to reach an agreement before placing it on the open market.

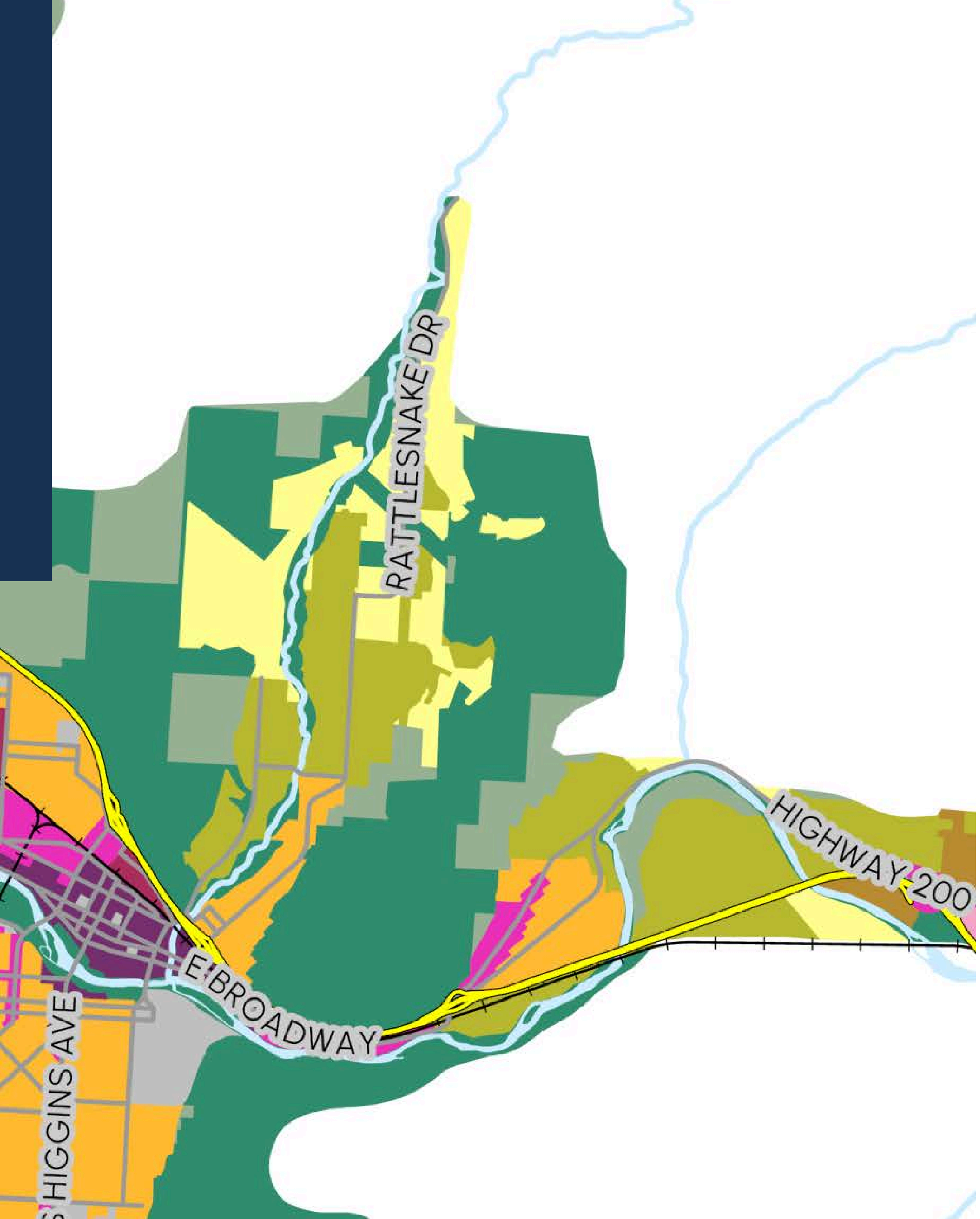

BROOKSI
PU
Unzo
OLD POND RD
R20
DUNCAN DR
WOODLAND AVE
HIGHLAND DR
HIGHLAND DR
Tom Green Park Main Trail
Tom Green Park Main Trail
OP1
DICKINSON ST
SYCAMORE ST
PARKSIDE LN
REDWOOD ST
DUNCAN

Zoning

City of Missoula

Unzoned

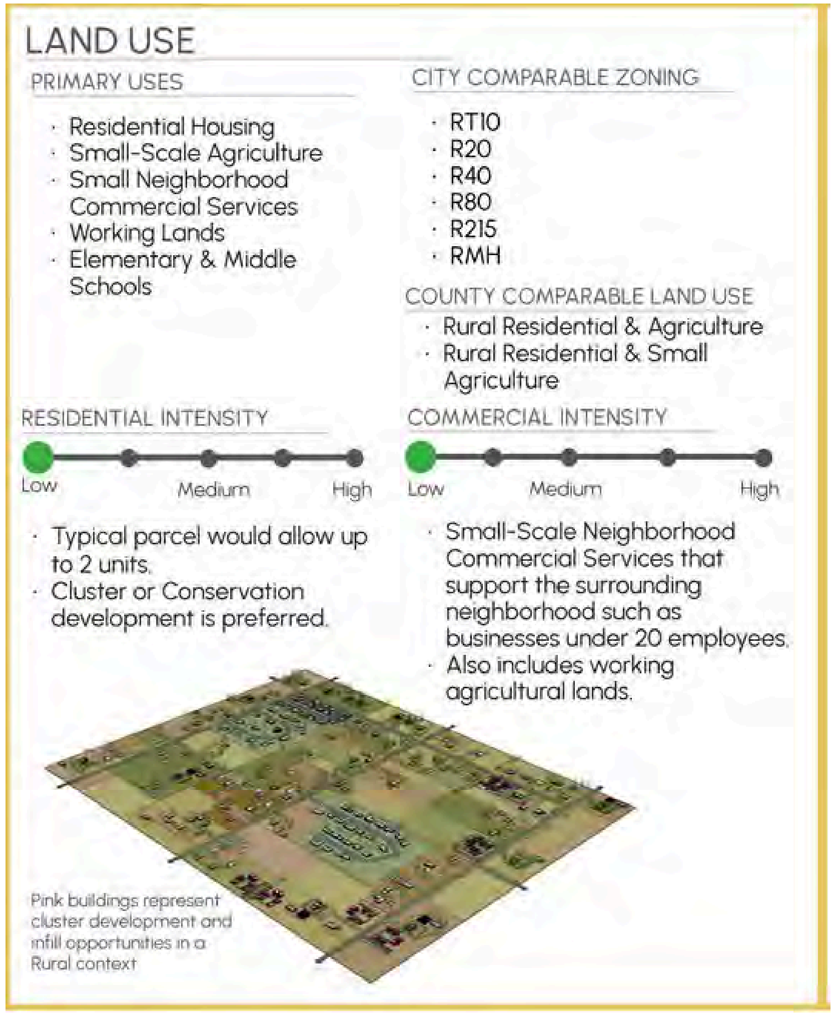
Link to Zoning Code



Land Use / Growth Policy

Missoula 2045 Plan

Rural Residential



LAND USE

PRIMARY USES

- Residential Housing
- Small-Scale Agriculture
- Small Neighborhood Commercial Services
- Working Lands
- Elementary & Middle Schools

CITY COMPARABLE ZONING

- RT10
- R20
- R40
- R80
- R215
- RMH

COUNTY COMPARABLE LAND USE

- Rural Residential & Agriculture
- Rural Residential & Small Agriculture

RESIDENTIAL INTENSITY

● Low — Medium — High

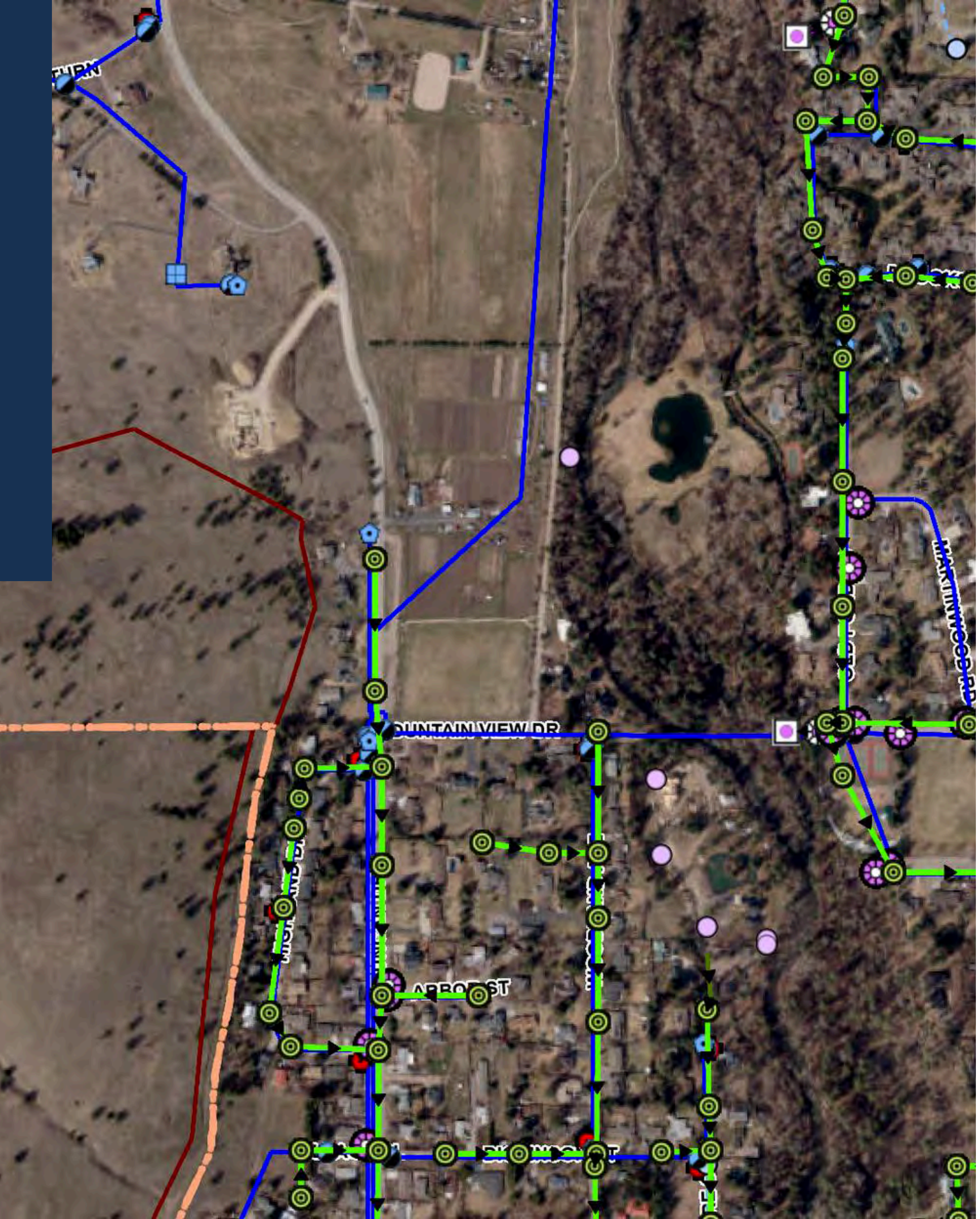
- Typical parcel would allow up to 2 units.
- Cluster or Conservation development is preferred.

COMMERCIAL INTENSITY

● Low — Medium — High

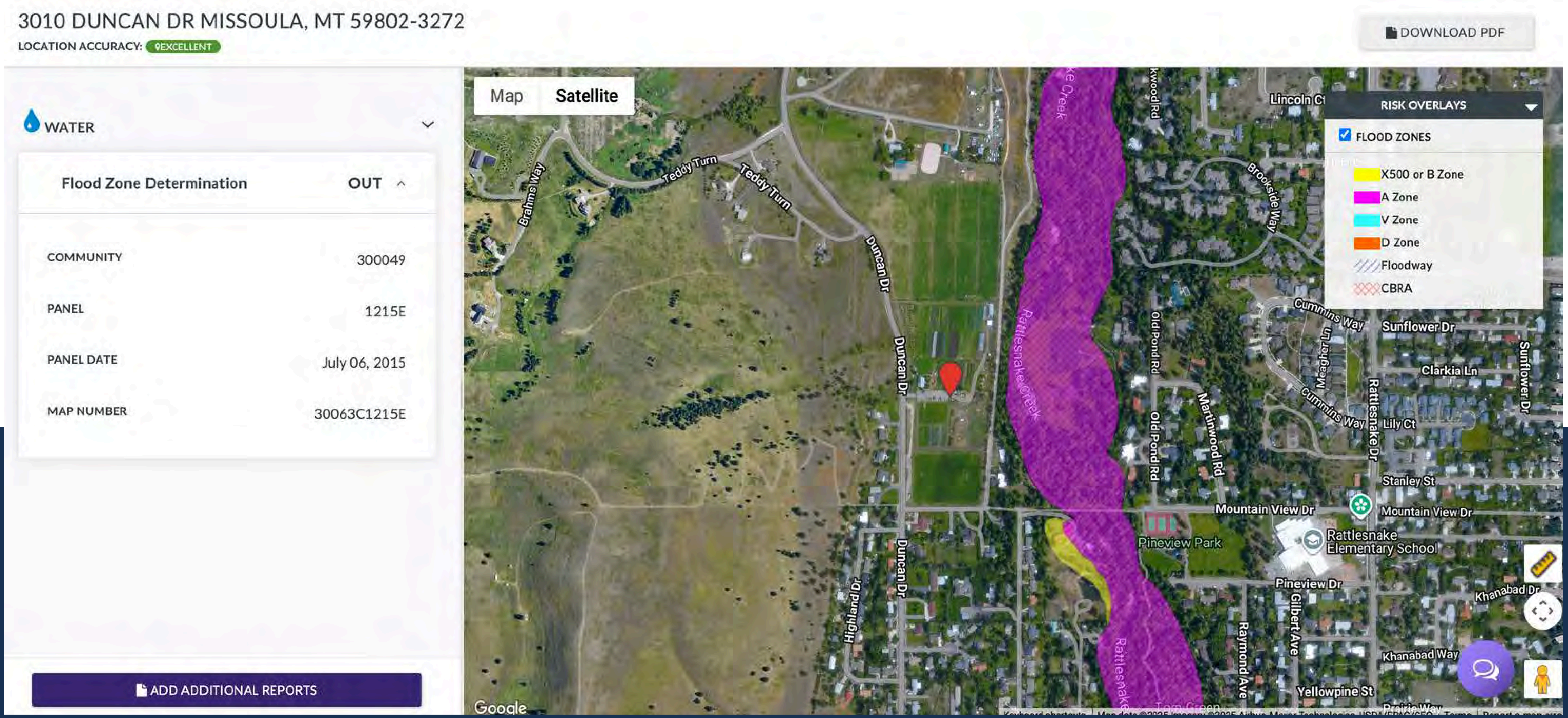
- Small-Scale Neighborhood Commercial Services that support the surrounding neighborhood such as businesses under 20 employees.
- Also includes working agricultural lands.

Pink buildings represent cluster development and infill opportunities in a Rural context


OUNTAIN VIEW DR
ARBOR ST
MARTINWOOD DR

Utilities

Water	City Water
Wastewater	City Sewer



3010 DUNCAN DR MISSOULA, MT 59802-3272

LOCATION ACCURACY: EXCELLENT

DOWNLOAD PDF

WATER

Flood Zone Determination OUT

COMMUNITY	300049
PANEL	1215E
PANEL DATE	July 06, 2015
MAP NUMBER	30063C1215E

ADD ADDITIONAL REPORTS

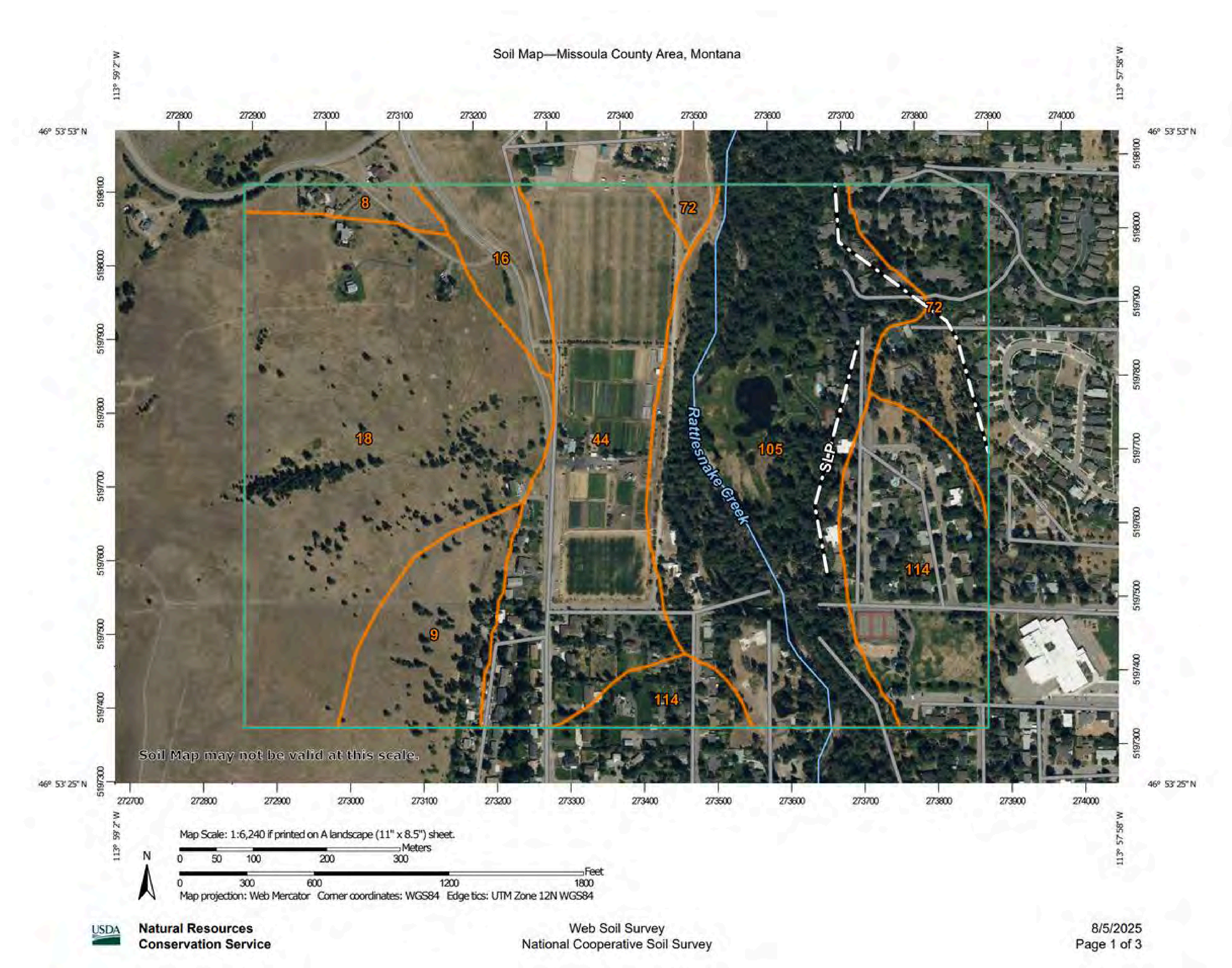
RISK OVERLAYS

☑ FLOOD ZONES

🟨	X500 or B Zone
🟪	A Zone
🟦	V Zone
🟧	D Zone
▨	Floodway
▨	CBRA

Map
Satellite
Teddy Turn
Brahms Way
Duncan Dr
Rattlesnake Creek
Lincoln Ct
Brookside Way
Cummins Way
Sunflower Dr
Clarkia Ln
Meagher Ln
Old Pond Rd
Martinwood Rd
Rattlesnake Dr
Lily Ct
Stanley St
Mountain View Dr
Pineview Park
Rattlesnake Elementary School
Pineview Dr
Gilbert Ave
Raymond Ave
Highland Dr
Khanabad Dr
Khanabad Way
Yellowpine St
Prairie Way
Google

Flood Plain



Soil Map—Missoula County Area, Montana

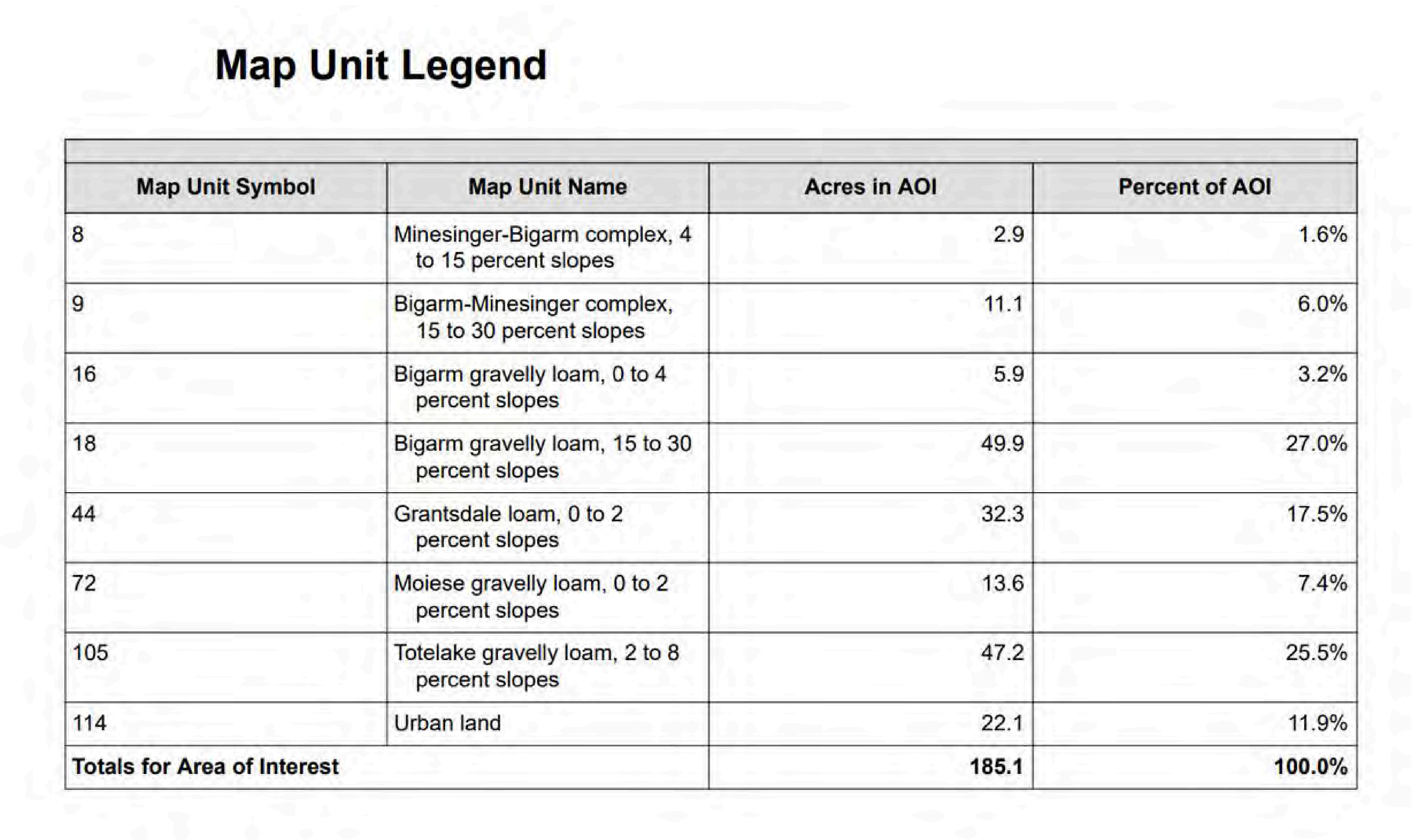
113° 59' 2" W
113° 57' 58" W
46° 53' 53" N
46° 53' 25" N
272700
272800
272900
273000
273100
273200
273300
273400
273500
273600
273700
273800
273900
274000
5197300
5197400
5197500
5197600
5197700
5197800
5197900
5198000
5198100
8
16
72
18
44
105
72
SLP
114
9
114
Rattlesnake Creek
Soil Map may not be valid at this scale.
N

Map Scale: 1:6,240 if printed on A landscape (11" x 8.5") sheet.

0
50
100
200
300
Meters
0
300
600
1200
1800
Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

Soils

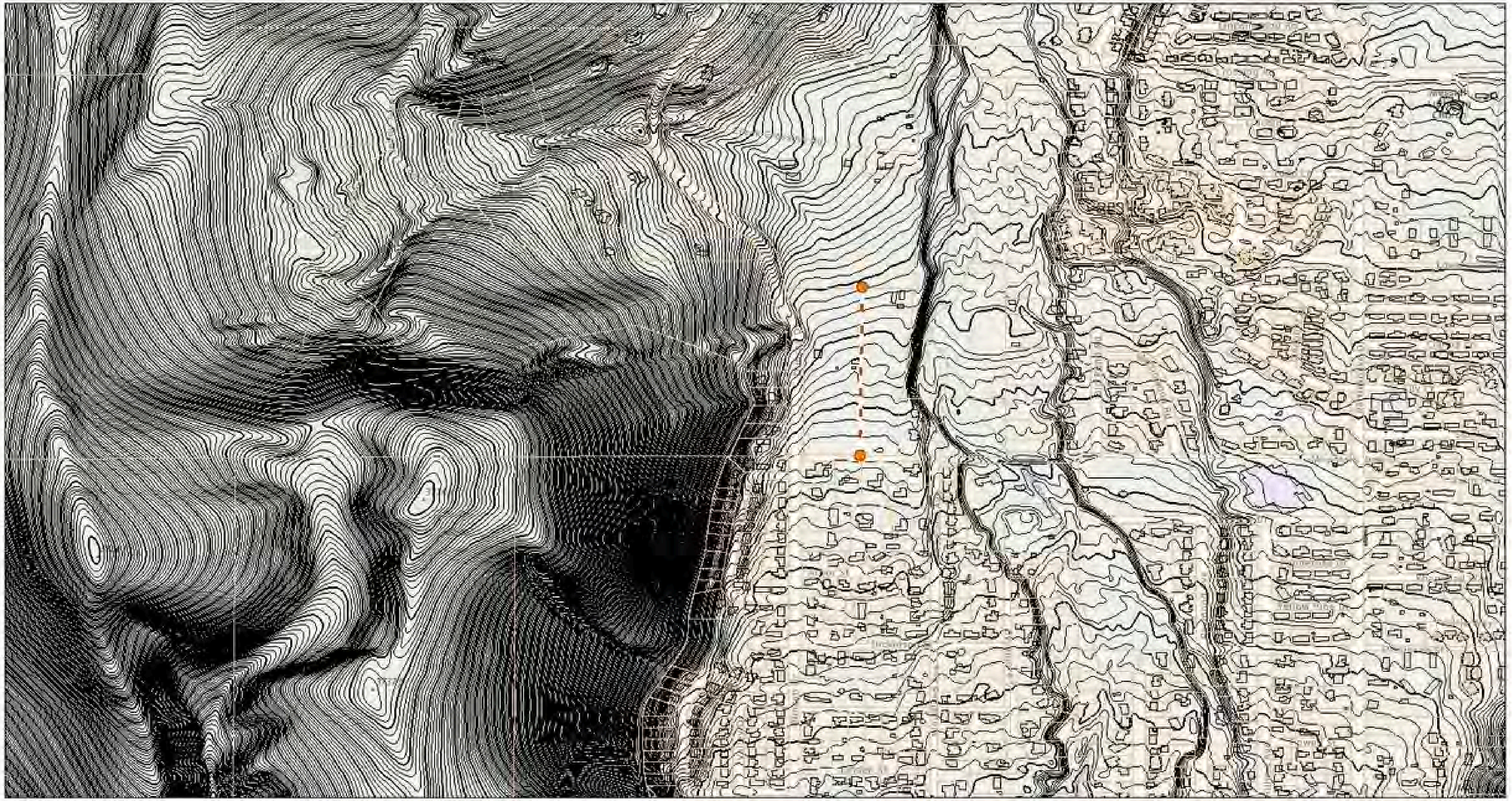


Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Minesinger-Bigarm complex, 4 to 15 percent slopes	2.9	1.6%
9	Bigarm-Minesinger complex, 15 to 30 percent slopes	11.1	6.0%
16	Bigarm gravelly loam, 0 to 4 percent slopes	5.9	3.2%
18	Bigarm gravelly loam, 15 to 30 percent slopes	49.9	27.0%
44	Grantsdale loam, 0 to 2 percent slopes	32.3	17.5%
72	Moiese gravelly loam, 0 to 2 percent slopes	13.6	7.4%
105	Totelake gravelly loam, 2 to 8 percent slopes	47.2	25.5%
114	Urban land	22.1	11.9%
Totals for Area of Interest		**185.1**	**100.0%**

Soils

ArcGIS Web Map



8/5/2025, 12:04:58 PM

☐ Counties

☐ Parcels

☐ Lidar Building Footprints

World_Hillshade

1:7,895

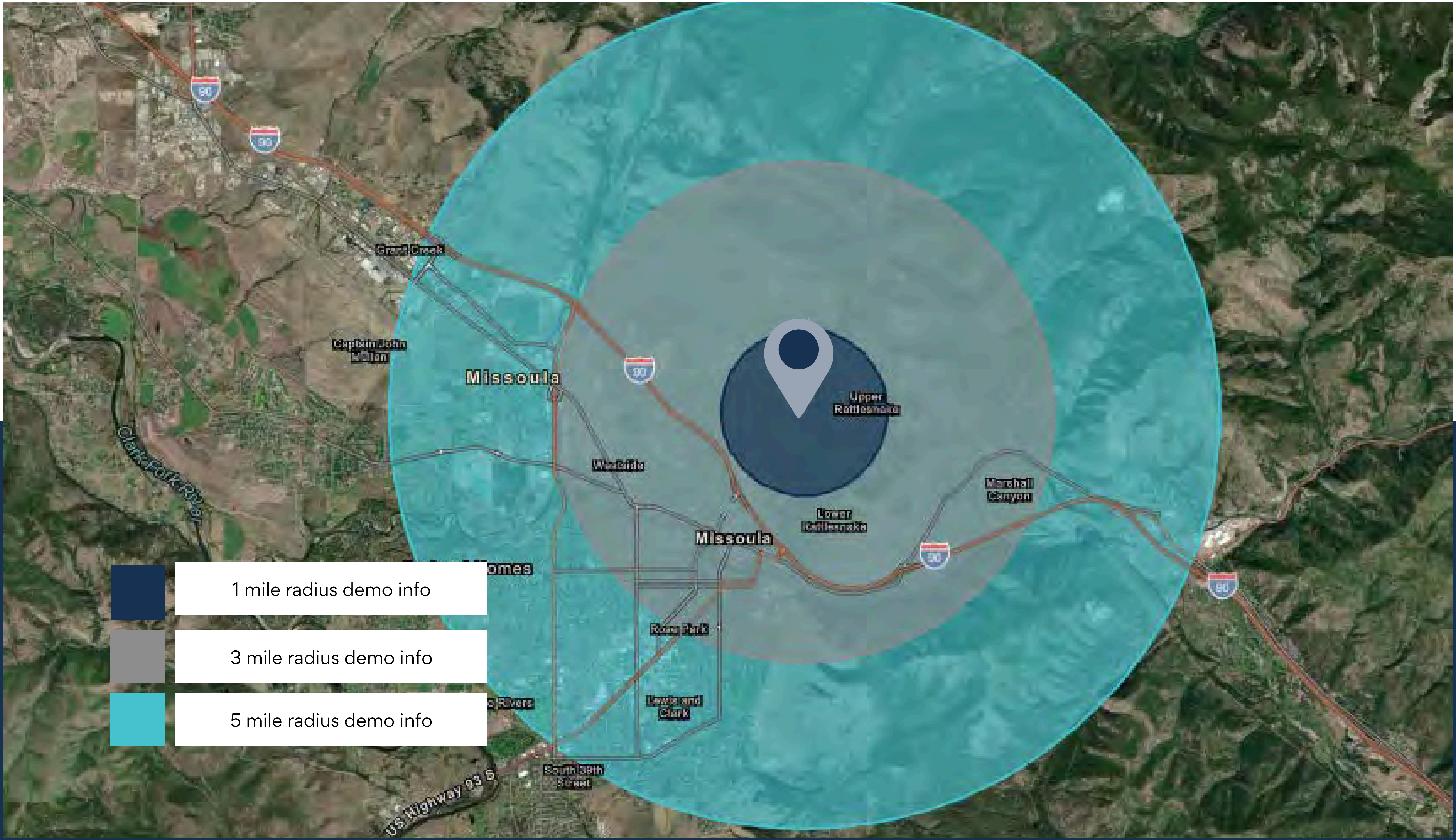
0 0.07 0.14 0.27 mi

0 0.11 0.21 0.43 km

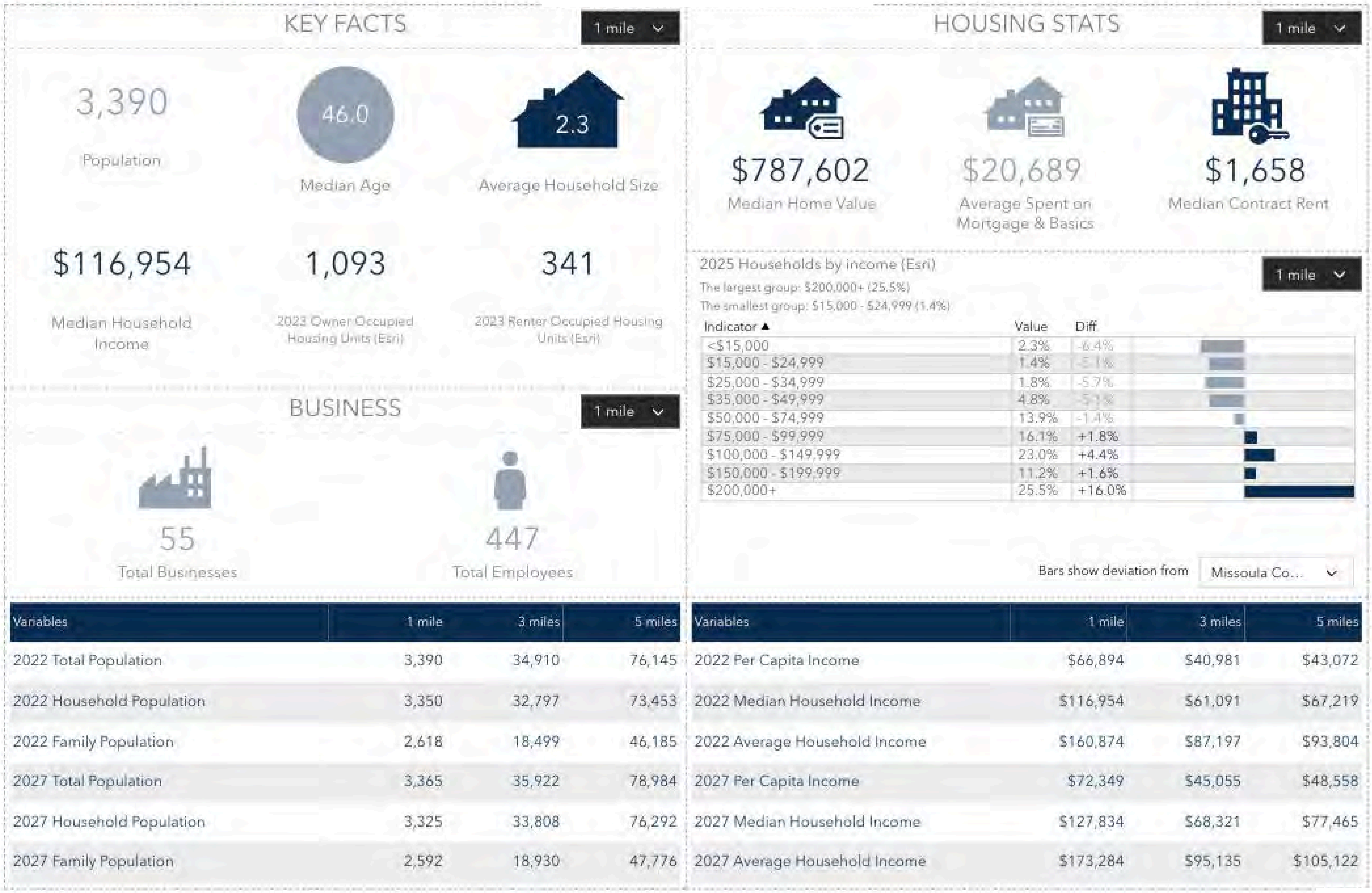
Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2' Contours

LIDAR | Topography


90
90
Grant Creek
Captain John Mullan
Missoula
90
Upper Rattlesnake
Westside
Marshall Canyon
Lower Rattlesnake
Missoula
90
90
Clark Fork River
Rose Park
Lewis and Clark
South 39th Street
US Highway 93 S
1 mile radius demo info
3 mile radius demo info
5 mile radius demo info

Radius / Drive Time Map



KEY FACTS

3,390
Population

46.0
Median Age

2.3
Average Household Size

$116,954
Median Household Income

1,093
2023 Owner Occupied Housing Units (Esri)

341
2023 Renter Occupied Housing Units (Esri)

BUSINESS

55
Total Businesses

447
Total Employees

HOUSING STATS

$787,602
Median Home Value

$20,689
Average Spent on Mortgage & Basics

$1,658
Median Contract Rent

2025 Households by income (Esri)

The largest group: $200,000+ (25.5%)

The smallest group: $15,000 - $24,999 (1.4%)

Indicator ▲	Value	Diff
<$15,000	2.3%	-6.4%
$15,000 - $24,999	1.4%	-5.1%
$25,000 - $34,999	1.8%	-5.7%
$35,000 - $49,999	4.8%	-5.1%
$50,000 - $74,999	13.9%	-1.4%
$75,000 - $99,999	16.1%	+1.8%
$100,000 - $149,999	23.0%	+4.4%
$150,000 - $199,999	11.2%	+1.6%
$200,000+	25.5%	+16.0%

Bars show deviation from Missoula Co...

Variables	1 mile	3 miles	5 miles
2022 Total Population	3,390	34,910	76,145
2022 Household Population	3,350	32,797	73,453
2022 Family Population	2,618	18,499	46,185
2027 Total Population	3,365	35,922	78,984
2027 Household Population	3,325	33,808	76,292
2027 Family Population	2,592	18,930	47,776

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	$66,894	$40,981	$43,072
2022 Median Household Income	$116,954	$61,091	$67,219
2022 Average Household Income	$160,874	$87,197	$93,804
2027 Per Capita Income	$72,349	$45,055	$48,558
2027 Median Household Income	$127,834	$68,321	$77,465
2027 Average Household Income	$173,284	$95,135	$105,122

Key Facts

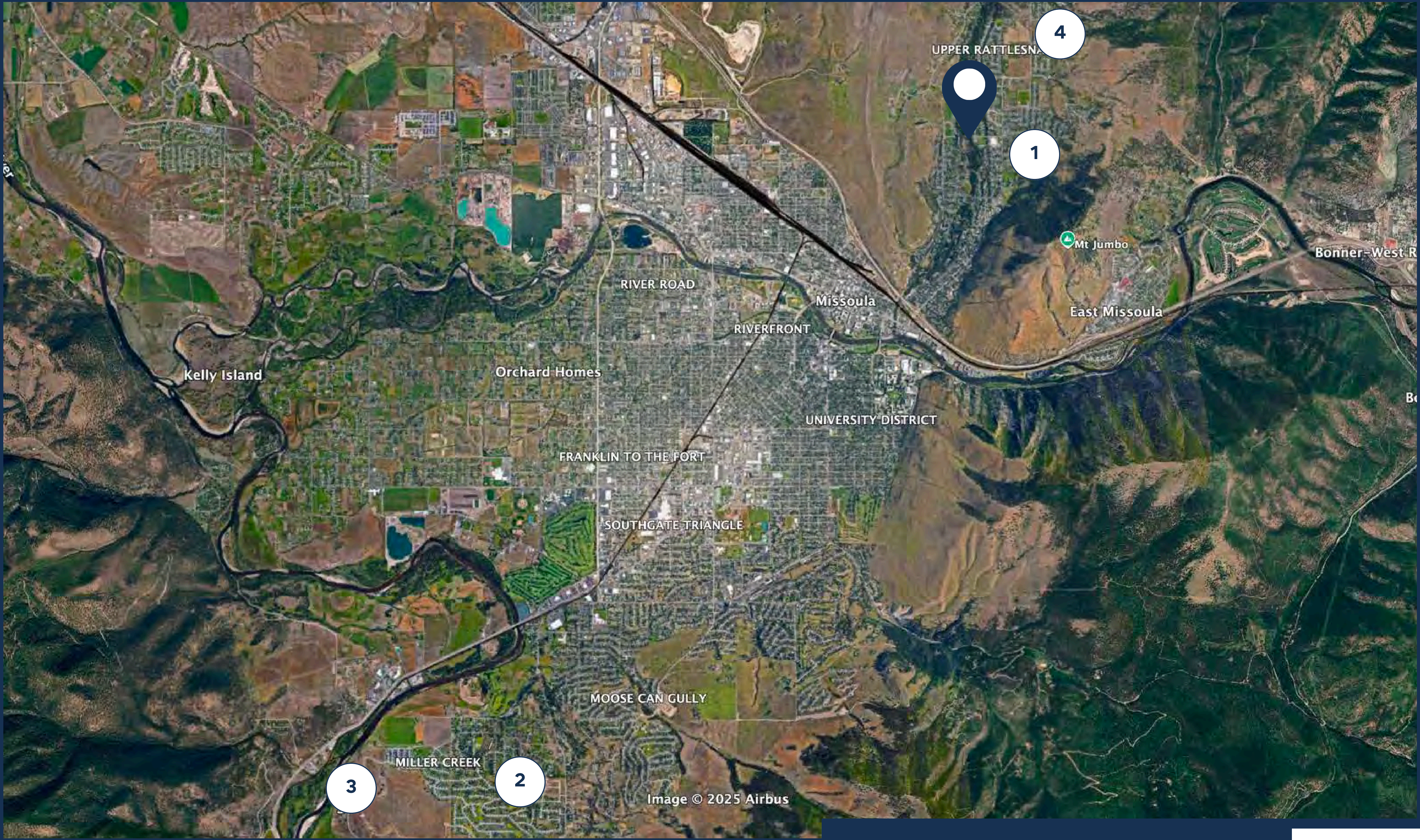
COMPARABLES

Mullan Rd
Mullan Rd
Mullan Rd
W Broadway
N Russell
N Higgins
10
90
S 14th St W
12
S Higgins
South Ave W
39th St
93

SterlingCRE
ADVISORS

Sale Comparables | City R20-R40

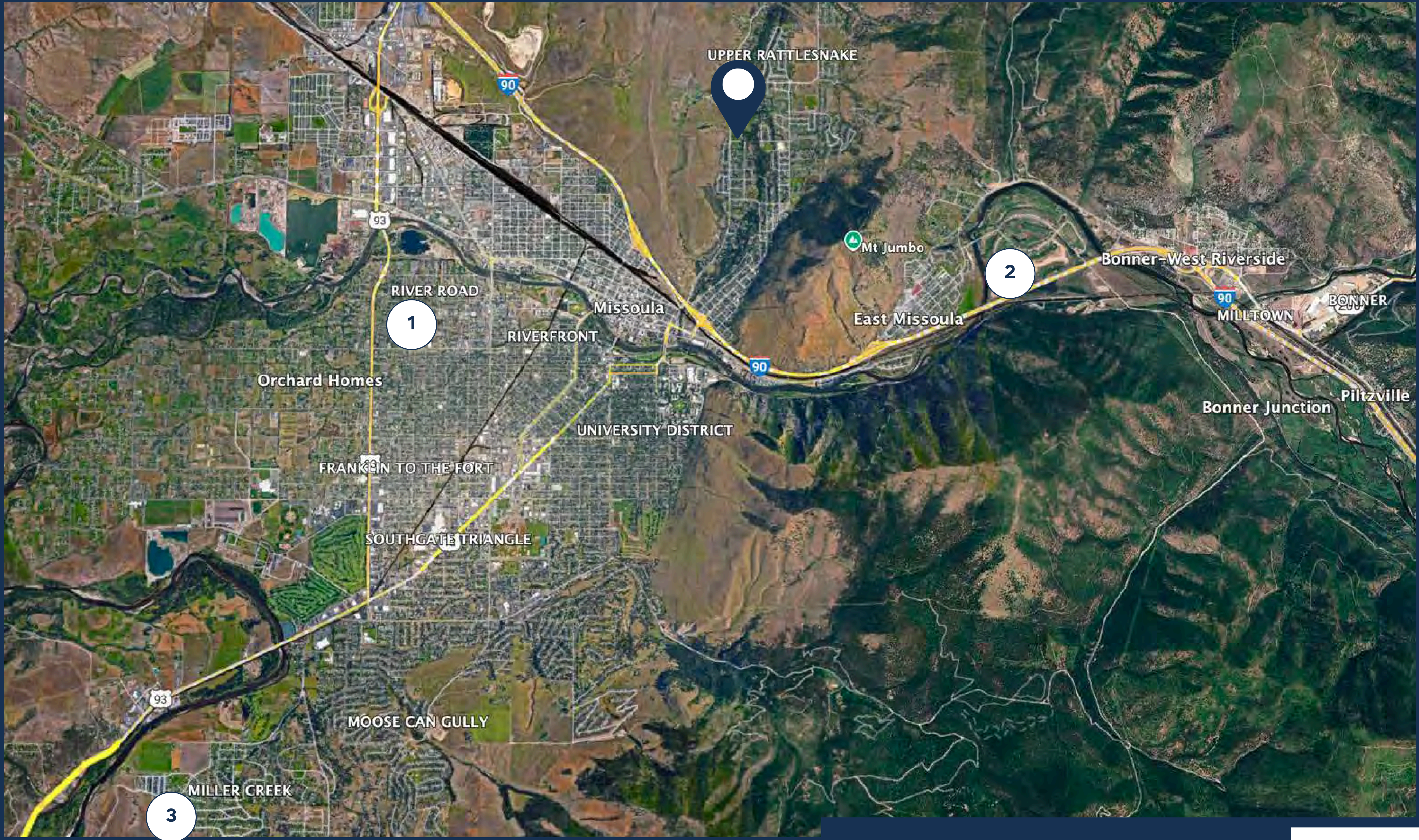
Map	Name	City	Closed Date	Total SF	Sold Price	Sold $/SF	Lot Size (Acres)	Zoning	DOM	Notes
1	18 Greenbrier Ln	Missoula	2024-08-06	19,602	$470,000	$23.98	0.45	R20	41	Rattlesnake- on a cul de sac
2	2500 Drake Ln	Missoula	2024-07-11	21,615	$260,000	$12.03	0.50	R20	252	Lot has topo- daylight basement
3	4065 Mornhinweg Loop	Missoula	2024-08-28	34,848	$300,000	$8.61	0.80	R40	64	River views
4	1625 Tamarack St	Missoula	2023-06-30	44,867	$337,500	$7.52	1.03	R40	57	City water & utilities to site, approved for septic
			Average	**30,233**	**$341,875**	**$13.04**	**0.69**		**103.50**	
			Median	**28,232**	**$318,750**	**$10.32**	**0.65**		**60.5**	
			Weighted Average			**$11.31**				


4
UPPER RATTLESNA
1
Mt Jumbo
Bonner-West R
Missoula
East Missoula
RIVER ROAD
RIVERFRONT
Kelly Island
Orchard Homes
UNIVERSITY DISTRICT
Bo
FRANKLIN TO THE FORT
SOUTHGATE TRIANGLE
MOOSE CAN GULLY
MILLER CREEK
3
2
Image © 2025 Airbus

Sale Comparables | City R20-R40

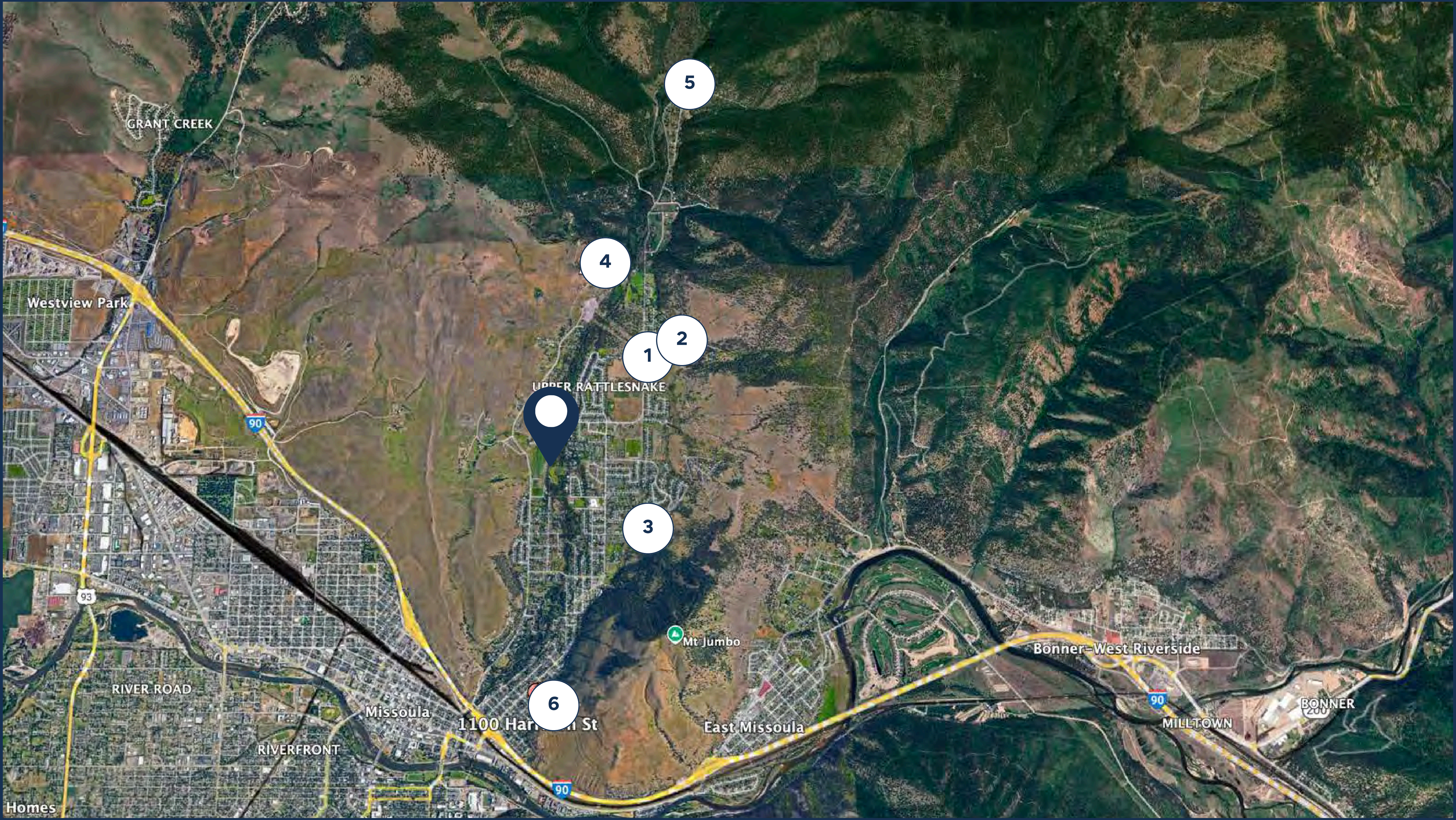
Sale Comparables | RT-10

Map	Name	City	Closed Date	Sold Price	Sold $/SF	Total SF	Zoning	DOM	Notes
1	123 S Curtis St	Missoula	2023-05-10	$360,000	$5.23	68,824	RT10	23	. Zoning allows up to six, possibly seven, townhomes (pending city review). City sewer connected; private well in place with access to city water.
2	904 Anglers Bend Way	Missoula	2024-06-03	$182,500	$19.04	9,583	RT10	392	Scenic lot with pond and golf course views in Canyon River Golf Community
3	Lot 6 Christian Dr	Missoula	2024-11-20	$122,000	$12.78	9,545	RT10	56	Linda Vista Subdivision, ideal for a main-level home with a walkout basement. Features expansive valley views, nearby walking trails, and access to open common space. Part of a land + home package with Beauchamp Construction.
			Average	$221,500	$12.35	29,317		157	
			Median	$182,500	$12.78	9,583		56	
			Weighted		$7.55				


UPPER RATTLESNAKE
90
93
Mt Jumbo
Bonner-West Riverside
2
90
BONNER
MILLTOWN
RIVER ROAD
1
Missoula
East Missoula
RIVERFRONT
90
Orchard Homes
Piltzville
Bonner Junction
UNIVERSITY DISTRICT
FRANKLIN TO THE FORT
SOUTHGATE TRIANGLE
93
MOOSE CAN GULLY
MILLER CREEK
3

Sale Comparables | Rattlesnake Lots

Map	Name	City	Asset Type	Closed Date	Sold Price	Sold $/SF	Lot Size (Acres)	Total SF	Zoning	DOM	Notes
1	1625 Tamarack St	Missoula	Land	2023-06-30	$337,500	$7.52	1.03	44,867	R40	57	Upper Rattlesnake lot with stream, trail access, utilities, and plans available.
2	1625 Tamarack St	Missoula	Land	2024-06-10	$400,000	$8.92	1.03	44,867	R40	80	Over an acre ready to build, backing public greenway near trail system.
3	18 Greenbrier Ln	Missoula	Land	2024-08-06	$470,000	$23.98	0.45	19,602	R20	41	Quiet cul-de-sac lot with city and wilderness views near top of Lincoln Hills.
4	NHN Black Fox Trail	Missoula	Land	2025-03-07	$575,000	$1.81	7.28	317,117	AGW 40	84	Wooded acreage in gated Rattlesnake Valley with spring, well site, and public water nearby.
5	Nhn Rattlesnake Gulch	Missoula	Land	2023-07-20	$435,000	$4.99	2.00	87,120	RRS-1	15	Wildlife-rich 2-acre parcel next to Rattlesnake Creek and trail network.
6	1008 Briar St	Missoula	Land	2023-10-03	$275,000	$26.20	0.24	10,498	R5.4	37	Triangular lot at Mount Jumbo base near downtown with quiet setting and R5.4 zoning.
			Average		$415,417	$12.24	2.01	87,345		52	
			Median		$417,500	$8.22	1.03	44,867		49	
			Weighted			$4.75					


5
GRANT CREEK
4
Westview Park
2
1
UPPER RATTLESNAKE
90
3
93
Mt Jumbo
Bonner-West Riverside
RIVER ROAD
6
Missoula
1100 Harrison St
East Missoula
90
MILLTOWN
BONNER
200
RIVERFRONT
90
Homes

SterlingCRE
ADVISORS

Brokerage Advisors

MATT MELLOTT, CCIM | SIOR

Managing Partner & Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multifamily investments.

CLAIRE MATTEN, CCIM | SIOR

Partner & Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.

RYAN SPRINGER, CCIM

Partner & Commercial Real Estate Advisor

Ryan Springer spent several years in the Marines, then transitioned to supply chain management roles around the Pacific Northwest. The complex world of commercial real estate was a natural step for Ryan as he returned to his hometown of Bozeman, Montana, where he has managed transactions for 15+ years.

Brokerage Advisors

CONNOR MCMAHON

Commercial Real Estate Advisor

Connor McMahon specializes in retail transactions, market penetration strategies, and complex lease negotiations. With a transaction volume exceeding $150 million, Connor has successfully represented a diverse range of clients, from small businesses to Fortune 500 companies.

CASEY ROSE, CCIM

Commercial Real Estate Advisor

A team captain at Rutgers University, a national champion in big-mountain skiing, and a commercial real estate specialist: Casey Rose is a well-rounded and dedicated member of the SterlingCRE Advisors team with a background in multifamily investment.

DYLAN HARRINGTON

Commercial Real Estate Advisor
& Transaction Coordinator

Dylan sees something different than most people when he tours a commercial building: he's thinking about the nuts, bolts, and guts of the space. With this wealth of knowledge, Dylan adds substantial value to every Sterling project.

JOE TREDIK

Leasing Specialist

Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team. He leverages his accounting background and leasing experience to provide clients with detailed financial analysis and strategic insights that enable clients to make well informed leasing decisions.

Operations & Data Team

SIERRA PIERCE

Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.

SARA TOWNSLEY

Research Director

Sara manages the extensive library of real estate data that provides the Sterling team accurate and up to date information on transactions and sales. Her attention to detail and organization allows for efficient valuations and pricing guidance. Sara is also the first to know about new developments and businesses in the community.

JUDY POWELL

Director of Accounting & Finance

Judy manages accounting for all transactions and is a stickler for details. With extensive public and private experience, she is adept at adhering to rigorous compliance and reporting standards. Judy also has experience in development financing.

Marketing Team

MAGGIE COLLISTER

Marketing & Project Analyst

With a background in real estate development and graphic design, Maggie creates punchy and compelling marketing pieces for listings. Her understanding of real estate and economic trends and data create strong selling points for properties in Montana's growing markets.

JESSICA BALDWIN

Brand Marketing & PR Director

Jessica enhances property visibility through strategic marketing in print, digital, and PR. Drawing on her background in brand building and online lead generation, she effectively positions properties to attract the right audience, maximizing their market presence and investment potential.

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Limiting ConditionsStudy outcomes are based on our analysis of the information available to us from our researchas of the date of report creation. As such, we assume the client has offered correct and reliable information. Further, we assume the client has informed us about any issues that would affectproject feasibility. The study is based on current and expected trends of the economy and realestate market. However, economic conditions change, as do real estate markets. As such, weinsist that clients continuously track the economy and real estate market. We stronglyencourage clients to revisit findings from the study continuously and to revisit key projectassumptions periodically to ensure they are still justified. Given the changing marketconditions and potential for shifting consumer preferences, projected and actual results willlikely differ. Market conditions and projections frequently are different than expected. We donot express any form of assurance on the achievability of any pricing or absorption estimatesof reasonableness of the underlying assumptions. The study assumes "normal" real estatemarket conditions and not conditions of an "up" or "down" market. Economic, employment,population & household growth and consumer confidence are assumed to occur more or lessin accordance with current expectations. There are no assurances about the ability to secureneeded project entitlements; in the cost of development or construction; in tax laws that favoror disfavor real estate markets; or in the availability and/or cost of capital and mortgagefinancing for real estate developers, owners and buyers. If any major change in marketconditions occurs, this study analysis should be updated, with the conclusions andrecommendations summarized herein reviewed and reevaluated. We have no responsibility toupdate our analysis for events and circumstances occurring after the date of our report.Clients are advised to independently verify the accuracy and completeness of all summariesand information contained herein, to consult with independent legal and financial advisors,and carefully investigate the economics of this development.

APPENDIX B.3

LINDA VISTA PROPERTY BOV

SterlingCRE
ADVISORS

August 2025

BROKER OPINION OF VALUE

Linda Vista Property

Prepared for
Missoula County Public Schools

Prepared by
Matt Mellott, CCIM | SIOR
Matt@SterlingCREadvisors.com

SterlingCRE
ADVISORS

Contents

(click to jump to section)

Executive Summary

Valuation Summary

Location Study

Market Comparables

Brokerage Team

Limiting Conditions

Executive Summary

SterlingCRE Advisors is pleased to presentthe Missoula County Public Schools, with a Broker Opinion of Value or the property located at NHN Paul Lane, referred to as the Linda Vista Property.

In the evaluation, the local team reviewed the properties, analyzed sale and lease comparables, and studied current market conditions.

Address	NHN Paul Lane
Asset Type	Vacant Land
Total Acreage	±5.00 acres
Property Tour Conducted	July 8, 2025

Prepared by
Matt Mellott, CCIM | SIOR
406.203.3950
Matt@SterlingCREadvisors.com

Valuation Summary

Key Takeaways

This property is a strong candidate for infill development in Missoula's Linda Vista area. It's currently zoned Missoula County R, which allows up to 6 homes per acre. As it stands, the zoning supports a subdivision of up to 30 lots. If rezoned to match nearby properties, it would allow for around 10 lots instead.

The land's location and gentle topography make it well-suited for small-scale, low - to mid-density development. However, development here could face challenges due to how the land is currently used. Neighbors often treat the parcel as open space, and new housing—especially at higher density—might draw pushback from the community.

One possible approach is to annex the land into the City of Missoula and request zoning similar to nearby neighborhoods, like R20. This would lower the number of lots that could be developed, reducing the land's value, but might make the permitting process smoother by better aligning with public expectations.

Overall, this is a well-located infill site with solid market potential, but it does come with some entitlement and community concerns. Securing city zoning and utility access would help increase its value and make it more attractive to developers.

The Likely Range of Value assumes a developer obtains R20 equivalent zoning for the land. The Suggested List Price—$8.33 per square foot—represents the likely value if the property adopts City of Missoula zoning to R5.4 (or its equivalent), which allows 8 units/acre.

> The highest value buyer of this property is a residential infill developer that is able to obtain zoning at 8+ DU/Acre.

Likely Range of Value

Low	High
$1,200,000 ($5.50/SF)	**$1,525,000** ($7.00/SF)

Definition: The price range we anticipate the property to trade within based on recent market data.

Suggested List Price

$1,815,000

($8.33/SF)

Definition: An initial, forward-looking price that anticipates continued market growth and positions the property to benefit from that growth.

Marketing Time

12 to 15 months

Definition: The amount of time we anticipate will be needed to secure a buyer or tenant for the property within the Likely Range of Value.

Valuation Summary continued

Highest Value Use of Property As-Is & As-Vacant

The subject property is currently a vacant parcel of land surrounded by city of Missoula parcels, but not yet annexed. At present, the zoning falls under Missoula County's "R" designation of six units per acre, which is higher in density than the neighboring city-zoned R20 properties. As it stands, the most viable and highest-value use is residential development that aligns more closely with the R20 city zoning—making it somewhat attractive to developers while keeping within the broader neighborhood density.

Highest Value Buyer or Tenant

The most likely and highest value buyer for this property would be a residential developer seeking to create a small, infill subdivision. This developer could package lots for individual homebuyers or offer custom home-building options. The location in Missoula's desirable Linda Vista area, nestled between open spaces and featuring attractive natural topography, adds to the appeal. Given the property's infill nature, scenic surroundings, and residential potential, it presents a compelling opportunity for developers targeting the mid-sized residential market. However, if development is constrained to 2 DU/acre, it is likely that higher-end homes will have to be built on the lots to account for the higher land cost associated with larger lots.

Property Challenges & Wildcards

The primary physical development challenge for this site is its topography, which, while manageable, will influence site planning and infrastructure design. Access to the site is also somewhat constrained, requiring thoughtful design solutions to ensure functional and attractive development. Another key consideration is the current lack of annexation into the City of Missoula. Until annexation is secured, access to municipal utilities remains limited. Additionally, the property borders both a public park and County-owned land—characteristics that, while desirable, can also complicate development due to community pushback.

Market Trajectory

Missoula's residential land market continues to see mixed signals. Larger, entitled tracts are garnering attention, but elevated construction costs and borrowing rates are delaying transactions. However, smaller infill sites—like this one—tend to attract more consistent interest due to their lower acquisition costs. Given the ongoing shortage of for-sale housing in Missoula, well-positioned parcels with realistic zoning potential continue to hold value. While affordability remains a challenge in the current economic climate, the location and scale of this site should position it well for buyer interest, particularly if annexation and entitlement steps are streamlined.

Valuation Summary continued

Comparables Analysis

Two sets of comparables have been identified for this property, each providing context for the value. The first set includes city-zoned parcels (R20 to R40) that range in size from approximately 0.5 to just over 1 acre. These properties have already been platted, offering immediate development potential. The average price of around $13 per square foot reflects what an end user—such as a homebuyer—would pay. This pricing, however, is not directly comparable to the subject property. The value of those comparables includes the investment required for subdivision. A developer purchasing raw land would factor in those costs and pay a lower amount for the raw land.

The second set of comparables is more aligned with the subject property's existing zoning. They feature a similar zoning density. There are also some larger, unsubdivided parcels. Pricing in this group varies, from $3.92 to $56.37 per square foot. This spread reflects a range of variables, including location, parcel size, zoning flexibility, and the level of site readiness. The high end of this range represents shovel-ready land. The lower end reflects raw, unimproved land such as the subject.

Assuming R5.4 equivalent zoning is obtained by a developer, $30/SF net acreage lot sale value, and 33% lost to roads and common area, gross potential proceeds for a developer is $4,350,000. After backing out developer mark-up of 25% ($870,000); and likely site development cost of $500,000 per net acre ($1,665,00), the max a developer is likely to pay for the underlying land is approximately $1,815,000.

Competitive Set Analysis

There are limited competitors on the market for this property. Most of the similar sized land tracts are either zoned for higher density development or zoned for lower density development. If the county zoning remains in place, there are some larger parcels on the market in the Swtupken Plan area. However, most of these still offer higher densities.

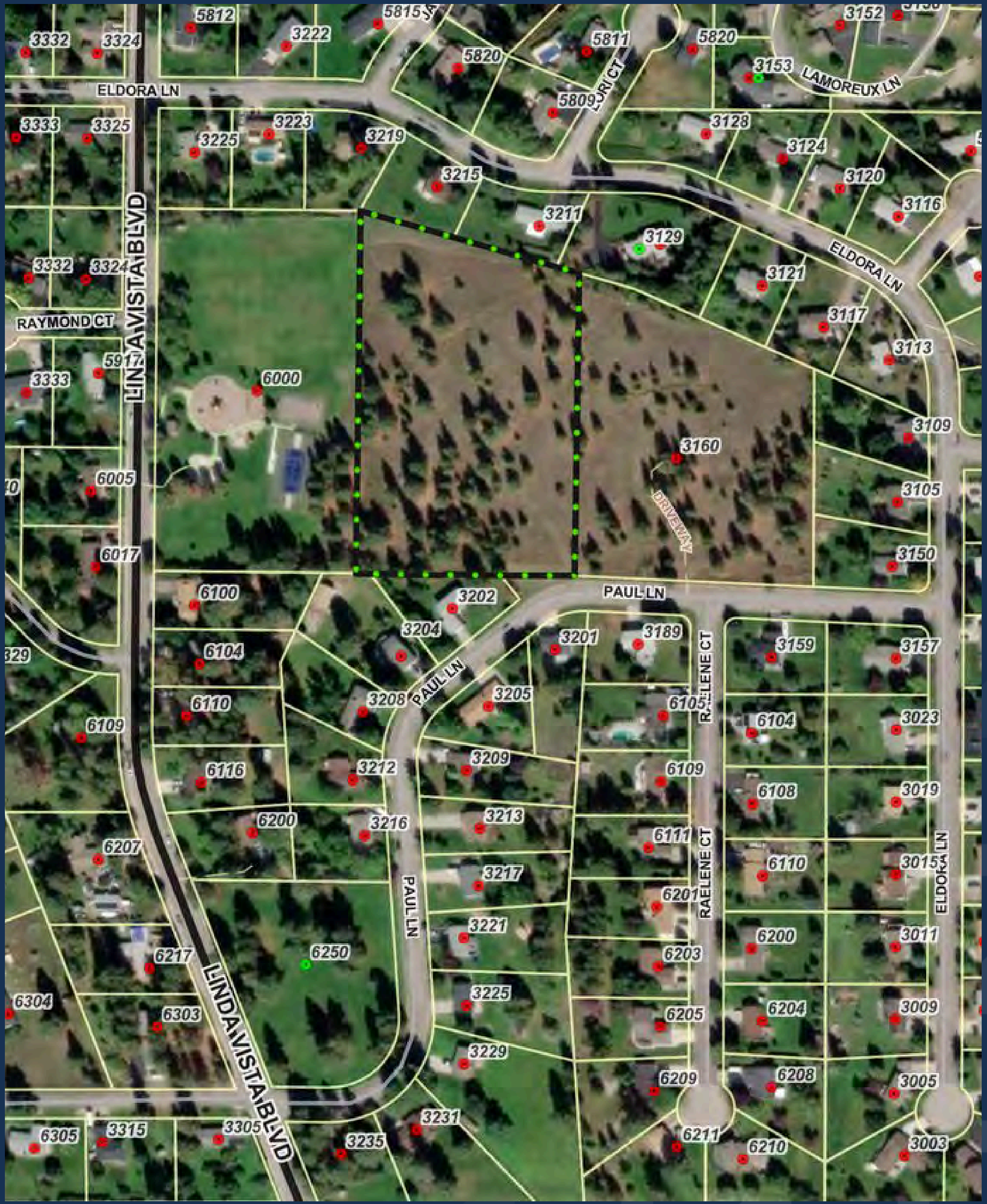
LOCATION STUDY

SterlingCRE
ADVISORS

Property Summary

Property Type	Vacant Land
Square Footage (per source)	217,800
Total Acreage	5.00 acres
Services	City water & sewer near site
Access	Via Paul Lane thru small easement
Zoning	Missoula County R
Geocode	***04-2092-12-1-10-01-0000***
Property Taxes	$0 (2025)

NHN Paul Lane


ELDORA LN
LAMOREUX LN
RAYMOND CT
LINDAVISTA BLVD
PAUL LN
RAELENE CT
DRIVEWAY
ELDORA LN
3332
3324
5812
3222
5815
5820
5811
5820
3152
3153
5809
3333
3325
3225
3223
3219
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3124
3215
3120
3211
3116
3129
3332
3324
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3117
3113
5917
6000
3333
3109
3160
6005
3105
6017
3150
6100
3202
3204
3201
3189
3159
3157
6104
3208
3205
6105
6104
3023
6110
6109
3209
6109
6108
3019
6116
3212
6200
3216
3213
6111
6110
3015
6207
3217
6201
3221
3011
6217
6250
6203
6200
6304
3225
6205
6204
3009
6303
3229
6209
6208
3005
6305
3315
3305
3235
3231
6211
6210
3003

Property Strengths

- Desirable area for residential development
- County R zoning allows for 6 units per acre
- Adjacent to city park
- CIty of Missoula water & sewer near site
- Could combine with adjacent county parcel for a larger offering

Property Challenges

- Access is somewhat limited to the site
- Surround by properties with a lower city zoning designation
- The site has significant topography to work with

Property Details

Title Review

CAMA Review

The CAMA information is in alignment with with other information resources such as surveys, plats and online measurements.

Tax Review

The taxes are up to date; due to the property's ownership by the school district, there are no taxes levied at this time. The property is values at $1, 642,412 by the Missoula County Tax Office. There are no special use districts included.

Survey & Subdivision Review

The survey on file with the deed does not reflect the current road network in the area. On the original survey, the property is shown to have frontage on Eldora Lane. This was leter replaced with Paul Lane which reduced the frontage of the parcel.

No easements are were found.

Environmental

There are no environmental concerns identified for this property. No Phase I, Phase II, or Verachek environmental reports have been provided for review, and no Recognized Environmental Conditions (RECs) have been reported. The property does not appear on any EPA or Montana DEQ cleanup lists, and there is no known documentation indicating past contamination or required remediation.

CC&R's

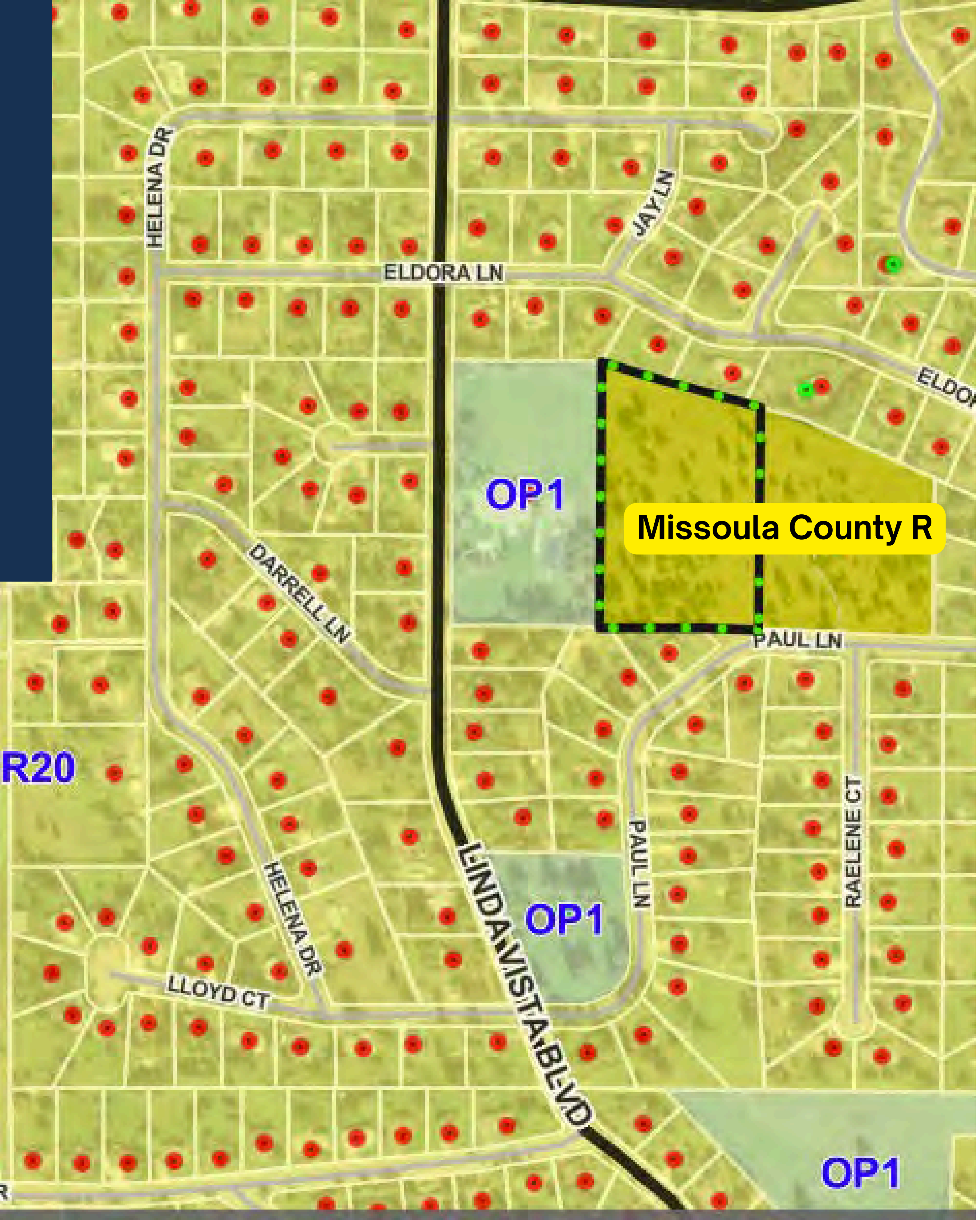
No CC&Rs have been found for this property, so there are no known private restrictions affecting use, design, operations, or business type beyond what is governed by local zoning and municipal codes. No recorded documents impose limits on hours, noise, traffic, or business type; nor are there known rights of first refusal, options, or reciprocal access or parking agreements in place.

Deed Review

The deed is a General Warranty Deed, which offers the highest level of protection to the buyer by guaranteeing clear title and defending against all claims. It conveys full ownership of the property with no known encumbrances or deed restrictions, including those related to alcohol sales or other use limitations. No additional rights such as offsite parking or access to resources on another parcel are noted in the deed.

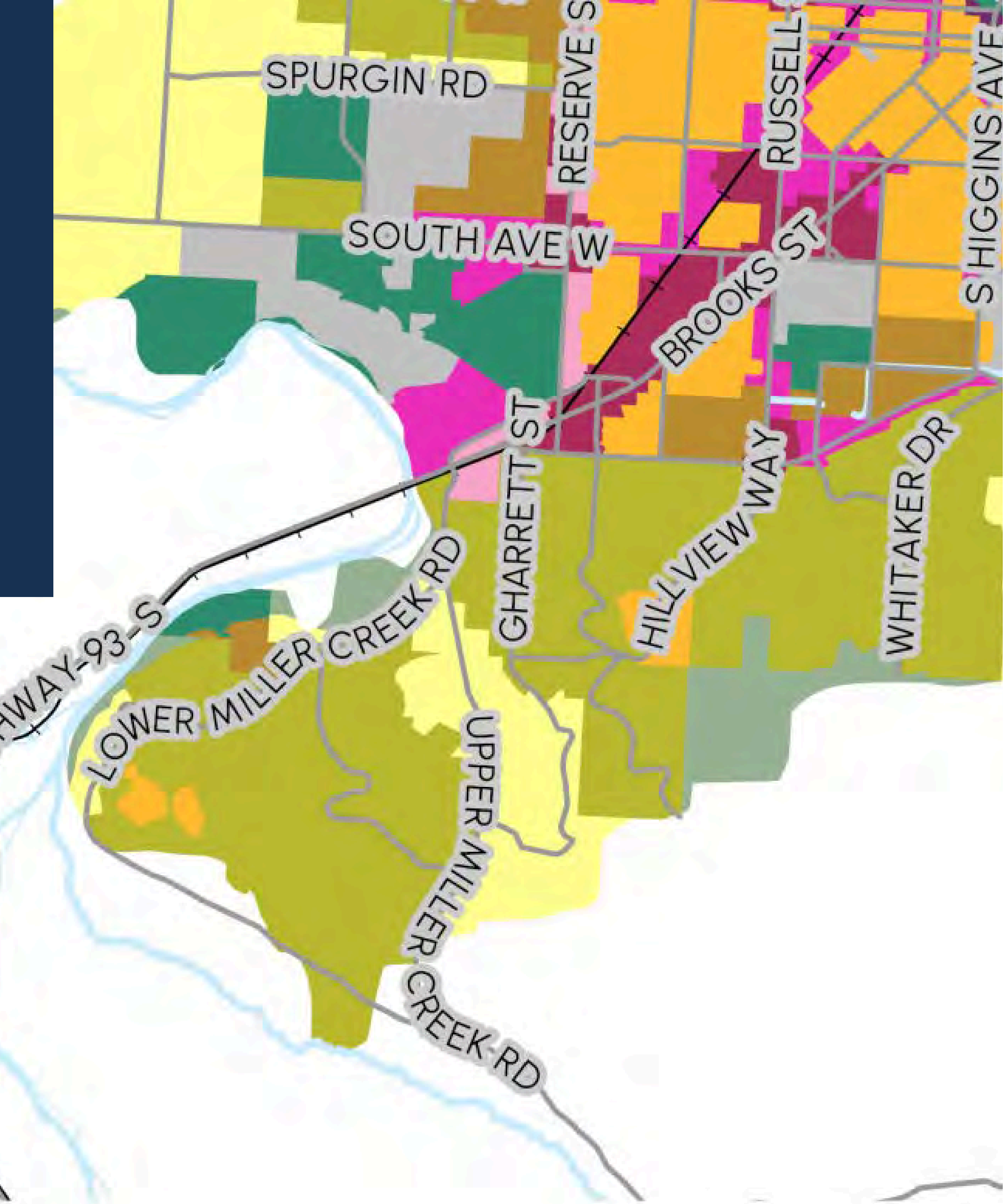
Other

A unique attribute of this site that could present challenges or impact its value is the zoning. The property, along with the adjacent parcel owned by the County, is zoned under Missoula County regulations, which allow for higher-density residential development—up to six units per acre if certain conditions related to conservation or affordable housing are met. This is significantly denser than the surrounding neighborhood, which falls under the City of Missoula's R-20 zoning, permitting only one unit per 20,000 square feet (approximately two units per acre). The contrast in density—nearly triple—may create tension, especially given that the parcel likely serves as de facto open space in an established, lower-density neighborhood. As a result, community resistance to development at the County's allowable density is likely. Aligning future development with the City's R-20 zoning may encounter less opposition and prove more feasible.


HELENA DR
ELDORA LN
JAY LN
ELDOR
OP1
Missoula County R
DARRELL LN
PAUL LN
R20
RAELENE CT
HELENA DR
LINDA VISTA BLVD
LLOYD CT
OP1
OP1

Zoning

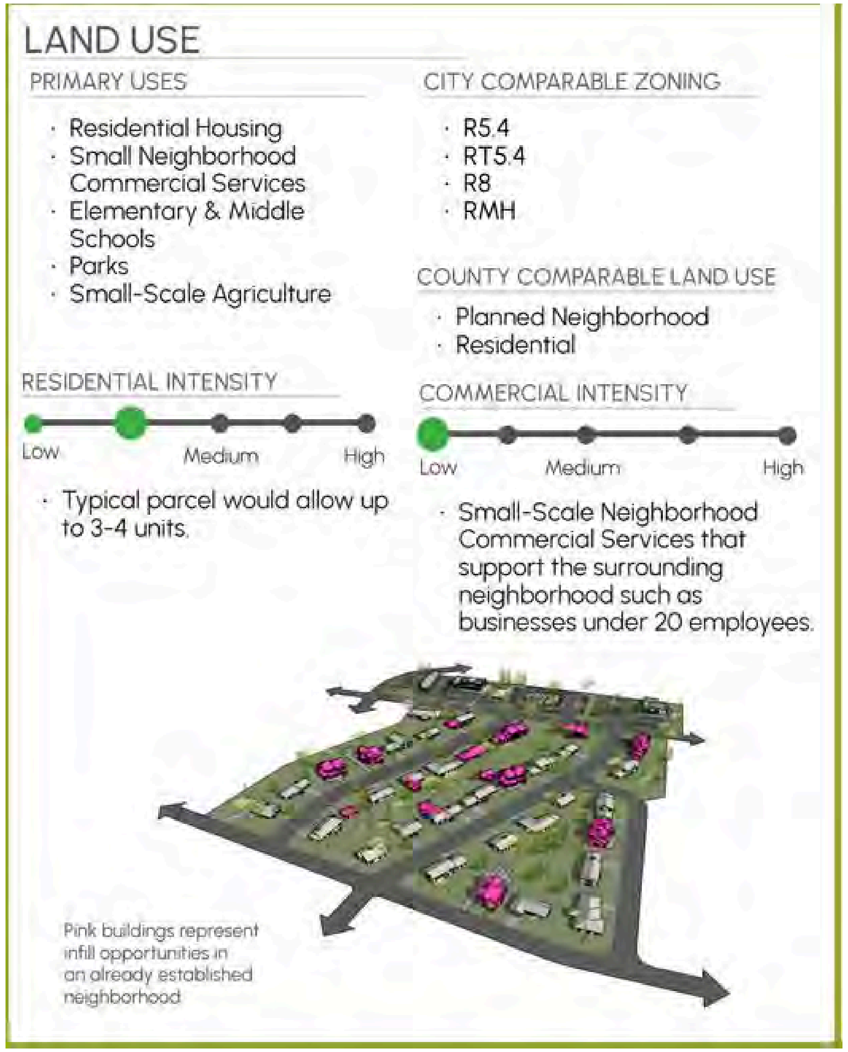
Missoula County
R- Residential Up to 6 Per Acre


SPURGIN RD
RESERVE S
RUSSELL
S HIGGINS AVE
SOUTH AVE W
BROOKS ST
GHARRETT ST
HILLVIEW WAY
WHITAKER DR
WAY-93-S
LOWER MILLER CREEK RD
UPPER MILLER CREEK RD

Land Use / Growth Policy

Missoula 2045 Land Use Plan

Limited Urban Resuidential



LAND USE

PRIMARY USES

- Residential Housing
- Small Neighborhood Commercial Services
- Elementary & Middle Schools
- Parks
- Small-Scale Agriculture

CITY COMPARABLE ZONING

- R5.4
- RT5.4
- R8
- RMH

COUNTY COMPARABLE LAND USE

- Planned Neighborhood
- Residential

RESIDENTIAL INTENSITY

Low Medium High

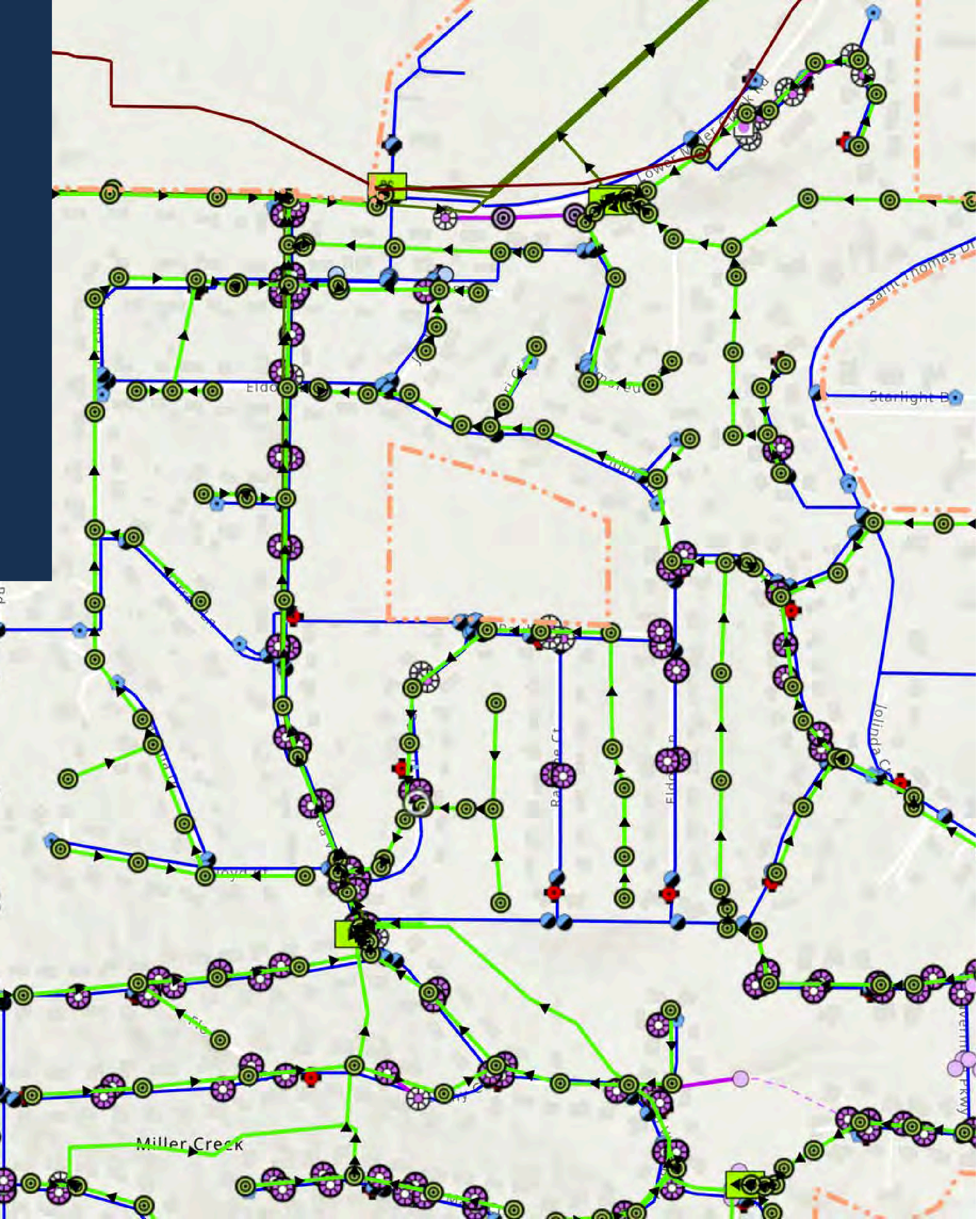
- Typical parcel would allow up to 3-4 units.

COMMERCIAL INTENSITY

Low Medium High

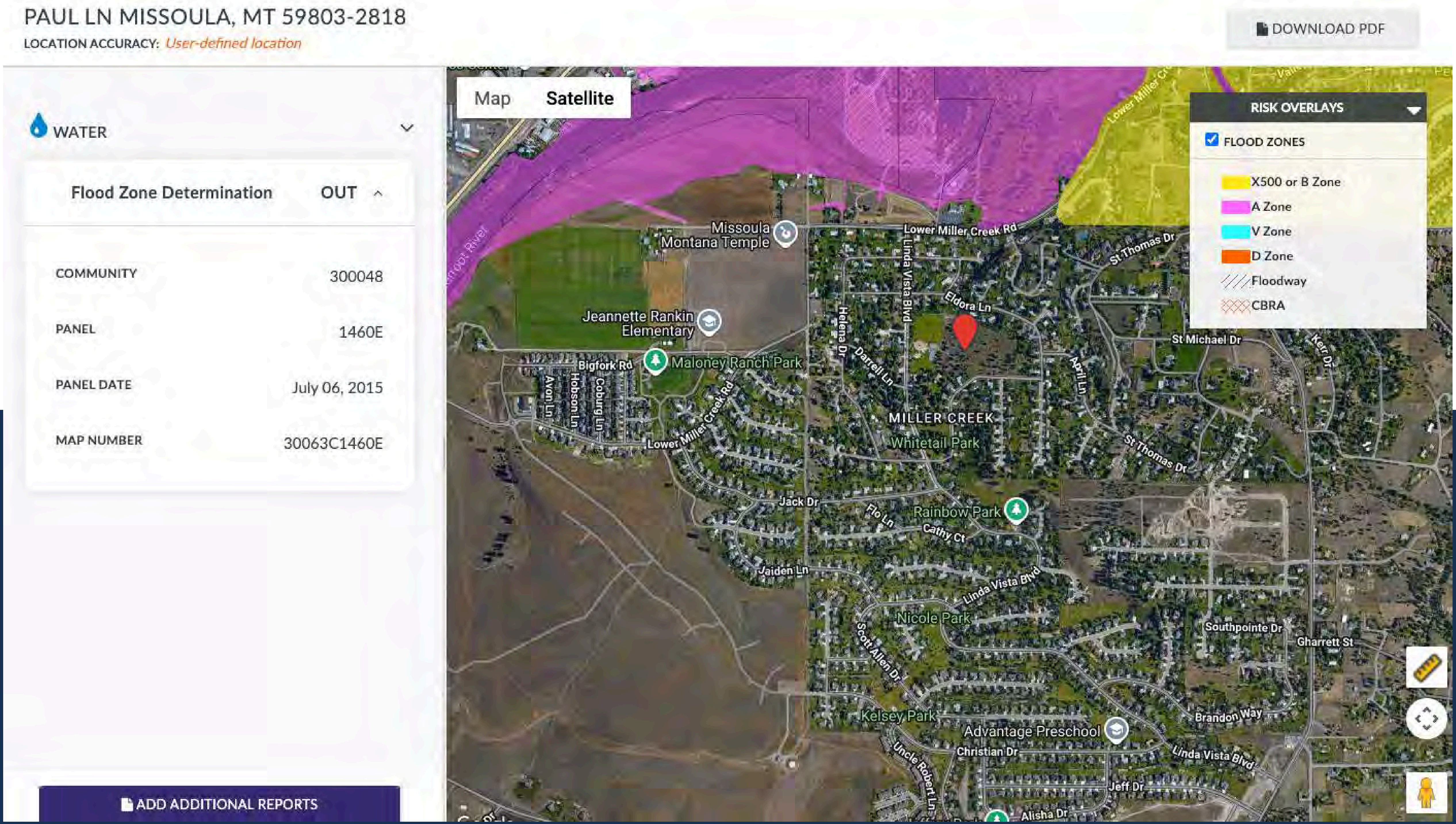
- Small-Scale Neighborhood Commercial Services that support the surrounding neighborhood such as businesses under 20 employees.

Pink buildings represent infill opportunities in an already established neighborhood


Starlight B
Saint Thomas Dr
Jolinda C
Miller Creek

Utilities

Water	City Water Near Site
Wastewater	City Sewer Near Site
Utilities	Full Utilities in Area



PAUL LN MISSOULA, MT 59803-2818

LOCATION ACCURACY: *User-defined location*

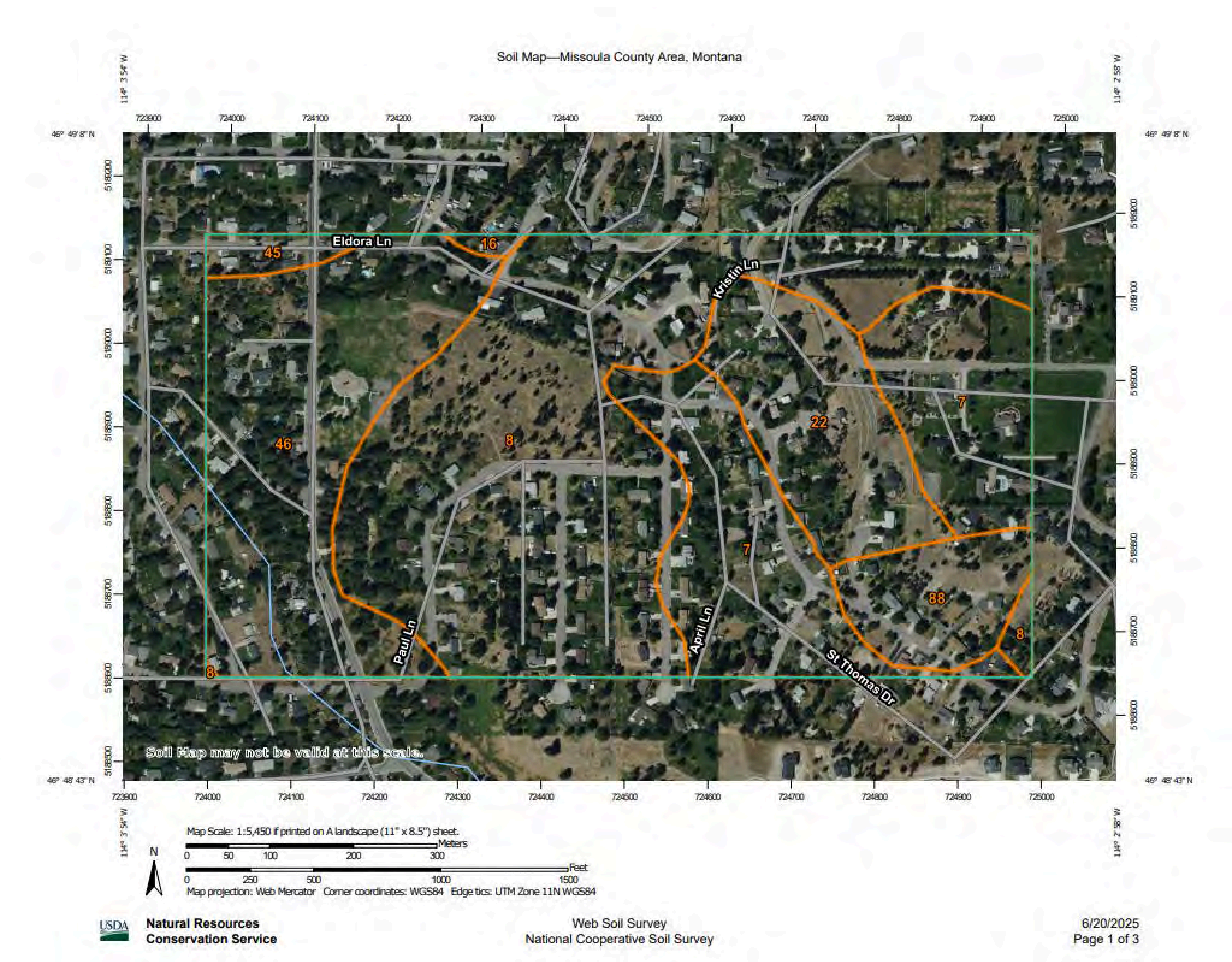
Flood Zone Determination OUT

COMMUNITY	300048
PANEL	1460E
PANEL DATE	July 06, 2015
MAP NUMBER	30063C1460E

DOWNLOAD PDF
WATER
ADD ADDITIONAL REPORTS
Map
Satellite
RISK OVERLAYS
☑ FLOOD ZONES
🟨 X500 or B Zone
🟪 A Zone
🟦 V Zone
🟧 D Zone
▨ Floodway
▩ CBRA
Missoula Montana Temple
Jeannette Rankin Elementary
Maloney Ranch Park
Lower Miller Creek Rd
Linda Vista Blvd
Eldora Ln
St Thomas Dr
St Michael Dr
Kerr Dr
Helena Dr
Darrell Ln
April Ln
Bigfork Rd
Avon Ln
Hobson Ln
Coburg Ln
MILLER CREEK
Whitetail Park
Jack Dr
Flo Ln
Rainbow Park
Cathy Ct
Jaiden Ln
Nicole Park
Scott Allen Dr
Southpointe Dr
Gharrett St
Kelsey Park
Advantage Preschool
Christian Dr
Brandon Way
Uncle Robert Ln
Jeff Dr
Alisha Dr
Bitterroot River

Flood Plain

Soil Map—Missoula County Area, Montana



114° 3' 54" W
114° 2' 58" W
46° 49' 8" N
46° 48' 43" N
723900
724000
724100
724200
724300
724400
724500
724600
724700
724800
724900
725000
Eldora Ln
Kristin Ln
Paul Ln
April Ln
St Thomas Dr
45
16
46
8
22
7
88
Soil Map may not be valid at this scale.
N

Map Scale: 1:5,450 if printed on A landscape (11" x 8.5") sheet.

Meters				
0	50	100	200	300

Feet				
0	250	500	1000	1500

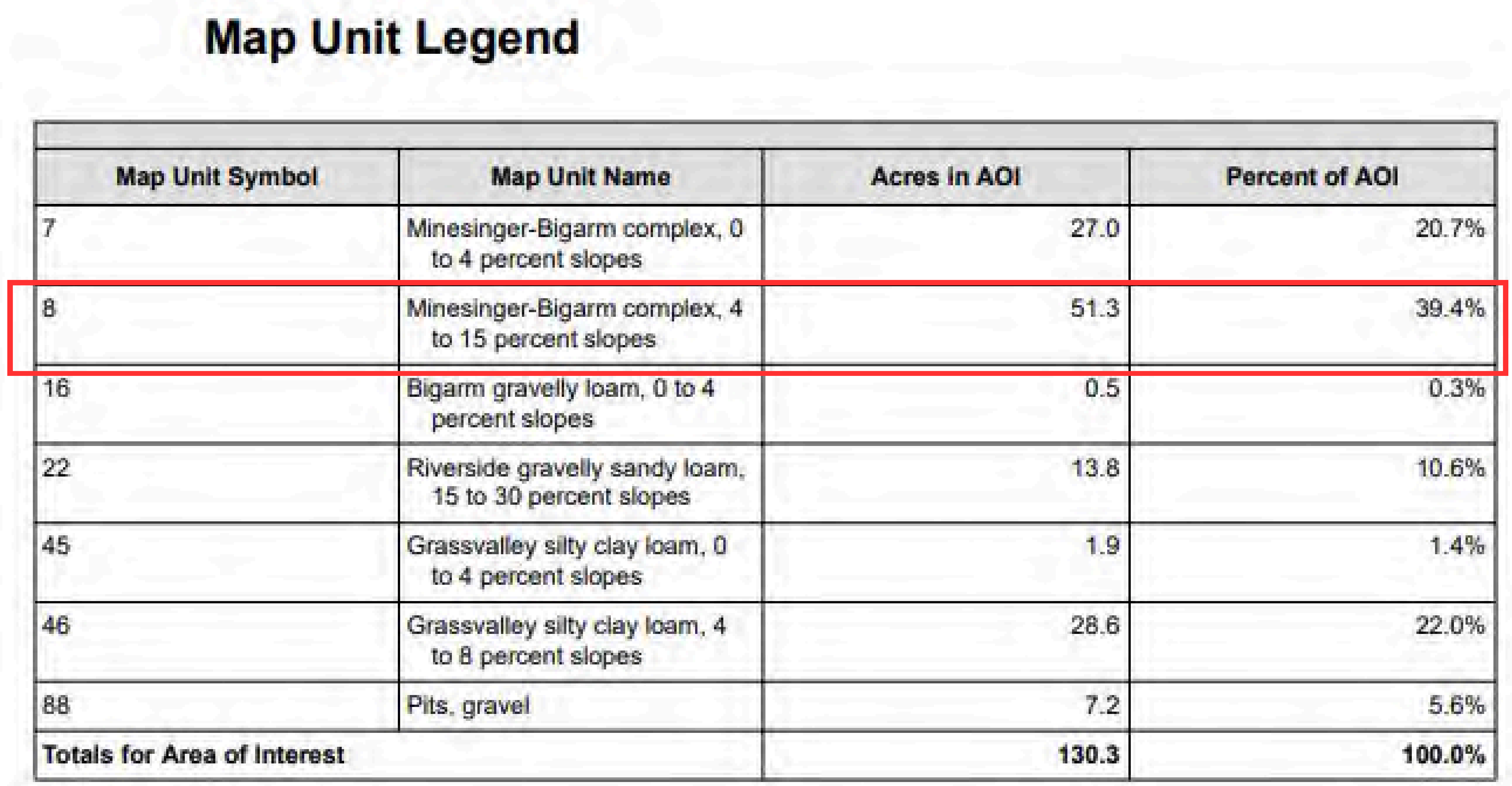
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

USDA **Natural Resources Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

6/20/2025
Page 1 of 3

Soils

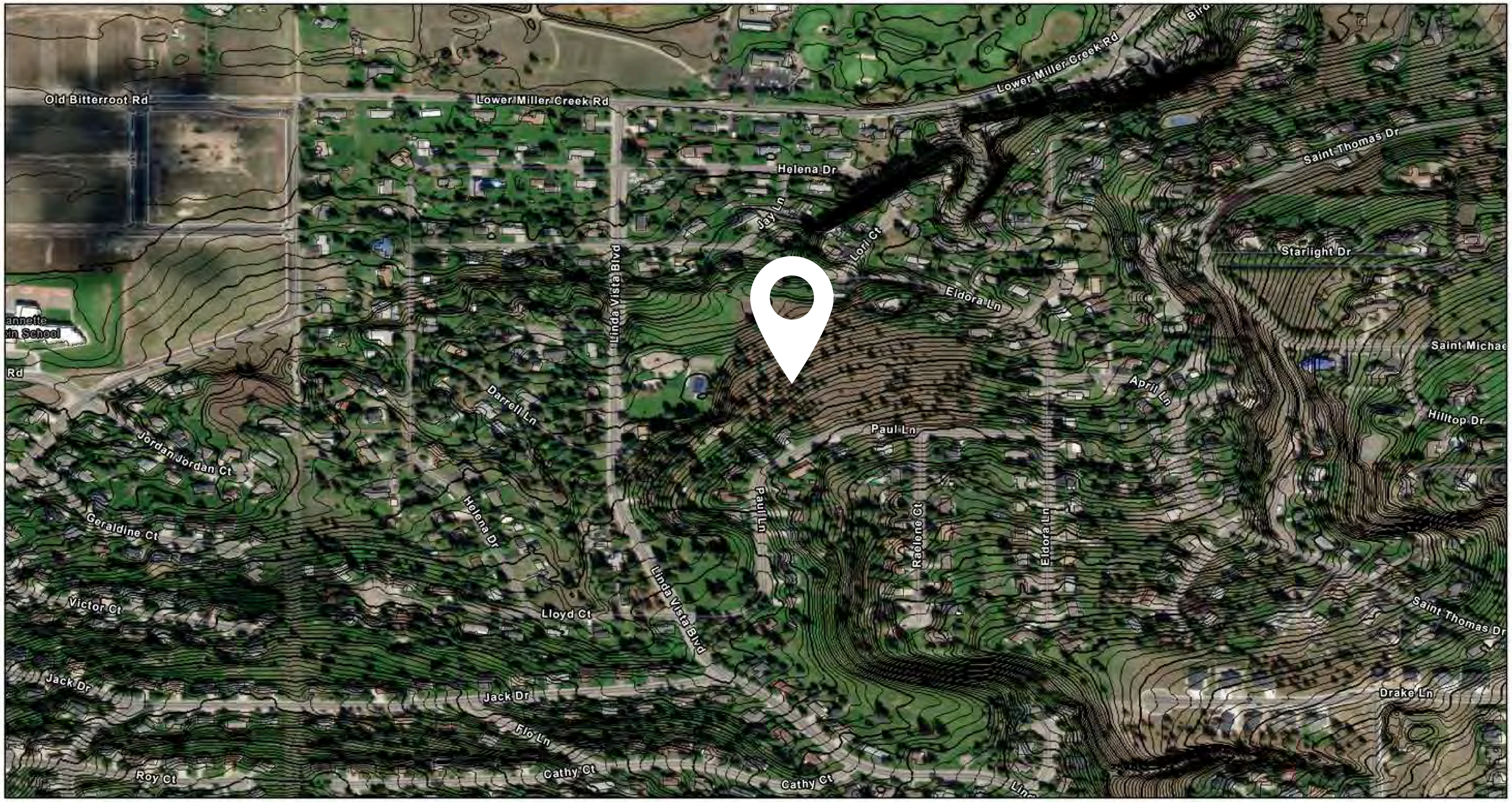


Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7	Minesinger-Bigarm complex, 0 to 4 percent slopes	27.0	20.7%
8	Minesinger-Bigarm complex, 4 to 15 percent slopes	51.3	39.4%
16	Bigarm gravelly loam, 0 to 4 percent slopes	0.5	0.3%
22	Riverside gravelly sandy loam, 15 to 30 percent slopes	13.8	10.6%
45	Grassvalley silty clay loam, 0 to 4 percent slopes	1.9	1.4%
46	Grassvalley silty clay loam, 4 to 8 percent slopes	28.6	22.0%
88	Pits, gravel	7.2	5.6%
Totals for Area of Interest		**130.3**	**100.0%**

Soils

ArcGIS Web Map


Old Bitterroot Rd
Lower Miller Creek Rd
Lower Miller Creek Rd
Bird
Saint Thomas Dr
Helena Dr
Jay Ln
Lori Ct
Starlight Dr
Eldora Ln
Linda Vista Blvd
annette
in School
Rd
Saint Michae
April Ln
Hilltop Dr
Darrell Ln
Paul Ln
Jordan Jordan Ct
Helena Dr
Paul Ln
Raelene Ct
Eldora Ln
Geraldine Ct
Saint Thomas Dr
Victor Ct
Lloyd Ct
Linda Vista Blvd
Jack Dr
Jack Dr
Drake Ln
Flo Ln
Roy Ct
Cathy Ct
Cathy Ct
Lind

6/20/2025, 4:53:15 PM

1:5,402

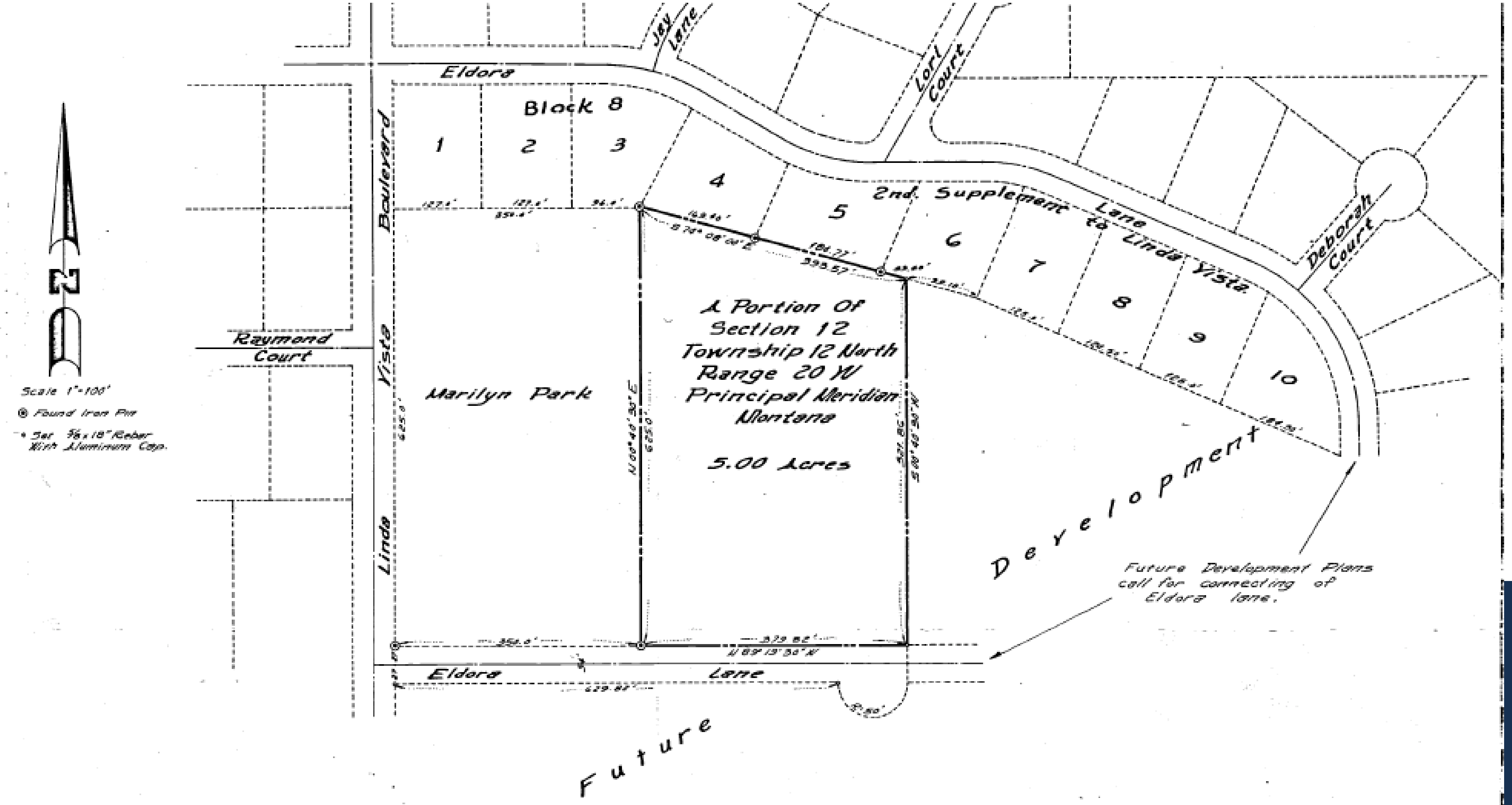
☐ Lidar Building Footprints	High Resolution 60cm Imagery	1.2m Resolution Metadata
World Imagery	High Resolution 30cm Imagery	
Low Resolution 15m Imagery	Citations	

0 0.05 0.09 0.19 mi

0 0.07 0.14 0.29 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

LIDAR | Topography


Eldora
Jay Lane
Lori Court
Block 8
1
2
3
4
5
6
7
8
9
10
2nd. Supplement to Linda Vista
Lane
Deborah Court
Raymond Court
Linda Vista Boulevard
Marilyn Park
A Portion Of Section 12 Township 12 North Range 20 W Principal Meridian Montana
5.00 Acres
N 00°40'30" E
625.0'
S 74°08'00" E
393.57'
379.82'
N 89°19'30" W
Eldora Lane
Future Development
Future Development Plans call for connecting of Eldora lane.
Scale 1"=100'
Found Iron Pin
Set 5/8 x 18" Rebar With Aluminum Cap.
N

LEGAL DESCRIPTION

A tract of land located in and being a portion of Section 12, Township 12 North, Range 20 West, Principal Meridian, Montana, Missoula County, Montana, and more particularly described as follows:
Beginning at the Northeast corner of Marilyn Park, said park being platted in Linda Vista Addition, said corner being the South corner common to Lots 3 and 4 of Block 8 of the 2nd Supplement to Linda Vista, a platted subdivision of Missoula County, Montana; thence S.74°08'00"E., along the Southwesterly line of said Block 8 of the 2nd Supplement to Linda Vista, a distance of 393.57 feet; thence S.00°40'30"W., 521.86 feet; thence N.89°19'30"W., 379.82 feet to the Southeast corner of said Marilyn Park; thence N.00°40'30"E., along the East line of said Marilyn Park, a distance of 625.00 feet to the point of beginning, containing 5.00 acres and all according to the attached plat.

CERTIFICATE OF SURVEY

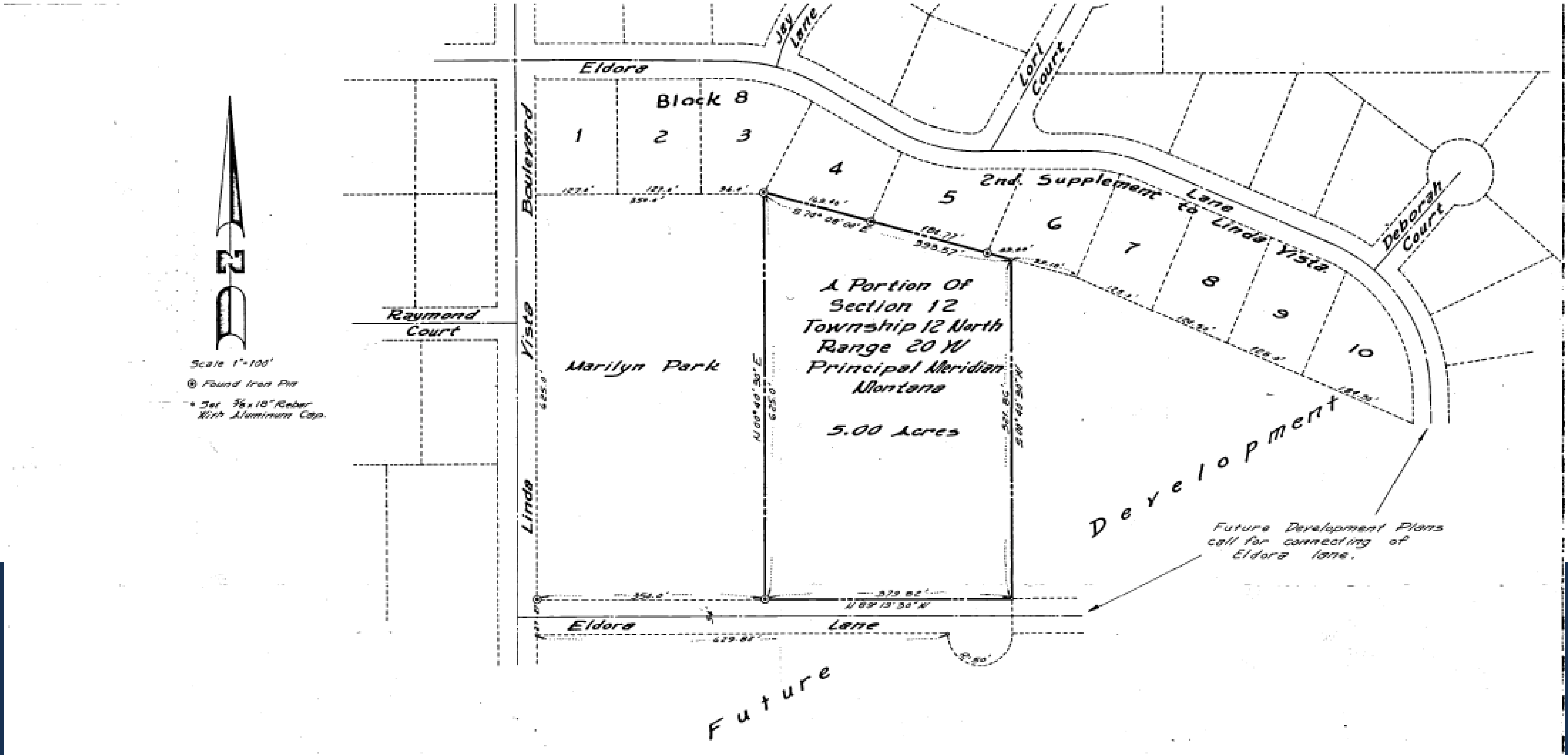
I hereby certify that the above plat is a true representation of a survey made under my supervision during the month of October, 1969, and that the monuments, bearings and distances shown hereon are as found or set in the field.

February 12, 1970
Date

SS Richard A. Ainsworth
Richard A. Ainsworth, Registered Land Surveyors
Montana Registration No. 2923S

Prepared by: AINSWORTH and APPLEBURY - Professional Land Surveyors - Missoula, Montana - Project 69-430

Site Plans


Eldora
Jay Lane
Lori Court
Block 8
1
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7
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9
10
2nd Supplement to Linda Vista
Lane
Deborah Court
Boulevard
Raymond Court
Linda Vista
Marilyn Park
A Portion Of Section 12 Township 12 North Range 20 W Principal Meridian Montana
5.00 Acres
S 74° 08' 00" E
393.57'
N 00° 40' 30" E
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379.82'
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350.0'
629.82'
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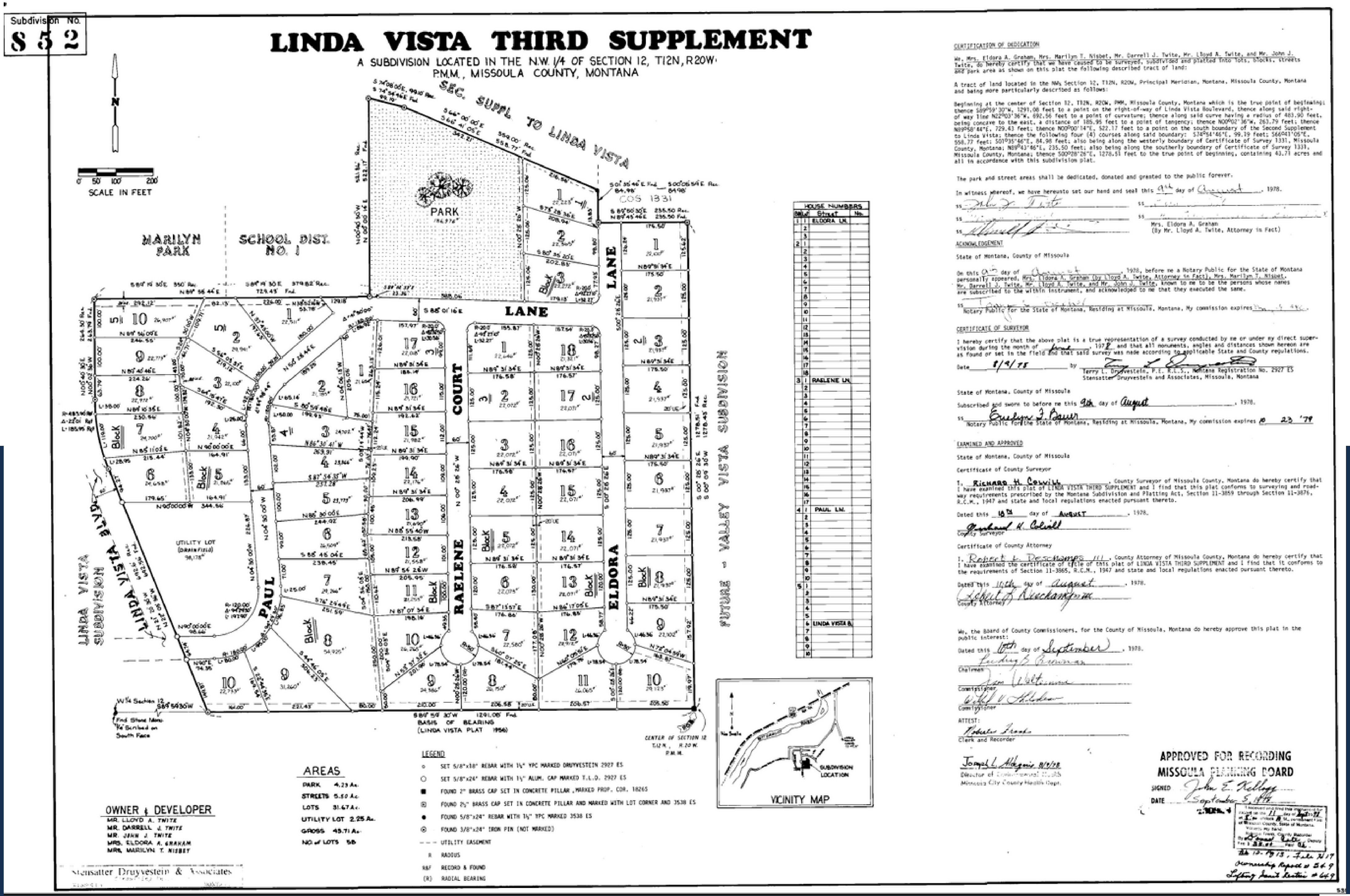
Montana Registration No. 2923S

Prepared by: AINSWORTH and APPLEBURY - Professional Land Surveyors - Missoula, Montana - Project 69-430

Surveys



LINDA VISTA THIRD SUPPLEMENT

A SUBDIVISION LOCATED IN THE N.W. 1/4 OF SECTION 12, T12N, R20W,
P.M.M., MISSOULA COUNTY, MONTANA

CERTIFICATION OF DEDICATION

We, Mrs. Eldora A. Graham, Mrs. Marilyn T. Nisbet, Mr. Darrell J. Twite, Mr. Lloyd A. Twite, and Mr. John J. Twite, do hereby certify that we have caused to be surveyed, subdivided and platted into lots, blocks, streets and park area as shown on this plat the following described tract of land:

A tract of land located in the NW¼ Section 12, T12N, R20W, Principal Meridian, Montana, Missoula County, Montana and being more particularly described as follows:

Beginning at the center of Section 12, T12N, R20W, PMM, Missoula County, Montana which is the true point of beginning; thence S89°59'30"W, 1291.08 feet to a point on the right-of-way of Linda Vista Boulevard, thence along said right-of way line N22°03'36"W, 692.56 feet to a point of curvature; thence along said curve having a radius of 483.90 feet, being concave to the east, a distance of 185.95 feet to a point of tangency; thence N00°02'36"W, 263.79 feet; thence N89°58'44"E, 729.43 feet; thence N00°00'14"E, 522.17 feet to a point on the south boundary of the Second Supplement to Linda Vista; thence the following four (4) courses along said boundary: S74°54'46"E, 99.19 feet; S66°41'05"E, 558.77 feet; S01°35'46"E, 84.98 feet; also being along the westerly boundary of Certificate of Survey 1331, Missoula County, Montana; N89°43'46"E, 235.50 feet; also being along the southerly boundary of Certificate of Survey 1331, Missoula County, Montana; thence S00°28'26"E, 1278.51 feet to the true point of beginning, containing 43.71 acres and all in accordance with this subdivision plat.

The park and street areas shall be dedicated, donated and granted to the public forever.

In witness whereof, we have hereunto set our hand and seal this 9th day of August, 1978.

ss John J. Twite

ss

ss

ss

ss

Mrs. Eldora A. Graham
(By Mr. Lloyd A. Twite, Attorney in Fact)

ACKNOWLEDGEMENT

State of Montana, County of Missoula

On this 9th day of August, 1978, before me a Notary Public for the State of Montana personally appeared, Mrs. Eldora A. Graham (by Lloyd A. Twite, Attorney in Fact), Mrs. Marilyn T. Nisbet, Mr. Darrell J. Twite, Mr. Lloyd A. Twite, and Mr. John J. Twite, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

ss
Notary Public for the State of Montana, Residing at Missoula, Montana, My commission expires

CERTIFICATE OF SURVEYOR

I hereby certify that the above plat is a true representation of a survey conducted by me or under my direct supervision during the month of June, 1978 and that all monuments, angles and distances shown hereon are as found or set in the field and that said survey was made according to applicable State and County regulations.

Date 8/9/78 by
Terry L. Druyvestein, P.E. R.L.S., Montana Registration No. 2927 ES
Stensatter Druyvestein and Associates, Missoula, Montana

State of Montana, County of Missoula

Subscribed and sworn to before me this 9th day of August, 1978.

ss Evelyn J. Bauer
Notary Public for the State of Montana, Residing at Missoula, Montana, My commission expires 10 23 '79

EXAMINED AND APPROVED

State of Montana, County of Missoula

Certificate of County Surveyor

I, RICHARD H. COLVILL, County Surveyor of Missoula County, Montana do hereby certify that I have examined this plat of LINDA VISTA THIRD SUPPLEMENT and I find that this plat conforms to surveying and roadway requirements prescribed by the Montana Subdivision and Platting Act, Section 11-3859 through Section 11-3876, R.C.M., 1947 and state and local regulations enacted pursuant thereto.

Dated this 18th day of AUGUST, 1978.

Richard H. Colvill
County Surveyor

Certificate of County Attorney

I, Robert L. Deschamps III, County Attorney of Missoula County, Montana do hereby certify that I have examined the certificate of title of this plat of LINDA VISTA THIRD SUPPLEMENT and I find that it conforms to the requirements of Section 11-3865, R.C.M., 1947 and state and local regulations enacted pursuant thereto.

Dated this 10th day of August, 1978.

Robert L. Deschamps III
County Attorney

We, the Board of County Commissioners, for the County of Missoula, Montana do hereby approve this plat in the public interest:

Dated this 6th day of September, 1978.

Chairman

Commissioner

Commissioner

ATTEST:

Clerk and Recorder

Joseph L. Allegnia 8/9/78
Director of Environmental Health
Missoula City County Health Dept.

APPROVED FOR RECORDING
MISSOULA PLANNING BOARD
SIGNED John E. Kellogg
DATE September 5, 1978

Bk. 13, Pg 15, Fold 17
Ownership Report # 54 9
Lighting Dist. Action # 64 9

AREAS

PARK	4.23 Ac.
STREETS	5.50 Ac.
LOTS	31.67 Ac.
UTILITY LOT	2.25 Ac.
GROSS	43.71 Ac.
NO. of LOTS	58

LEGEND

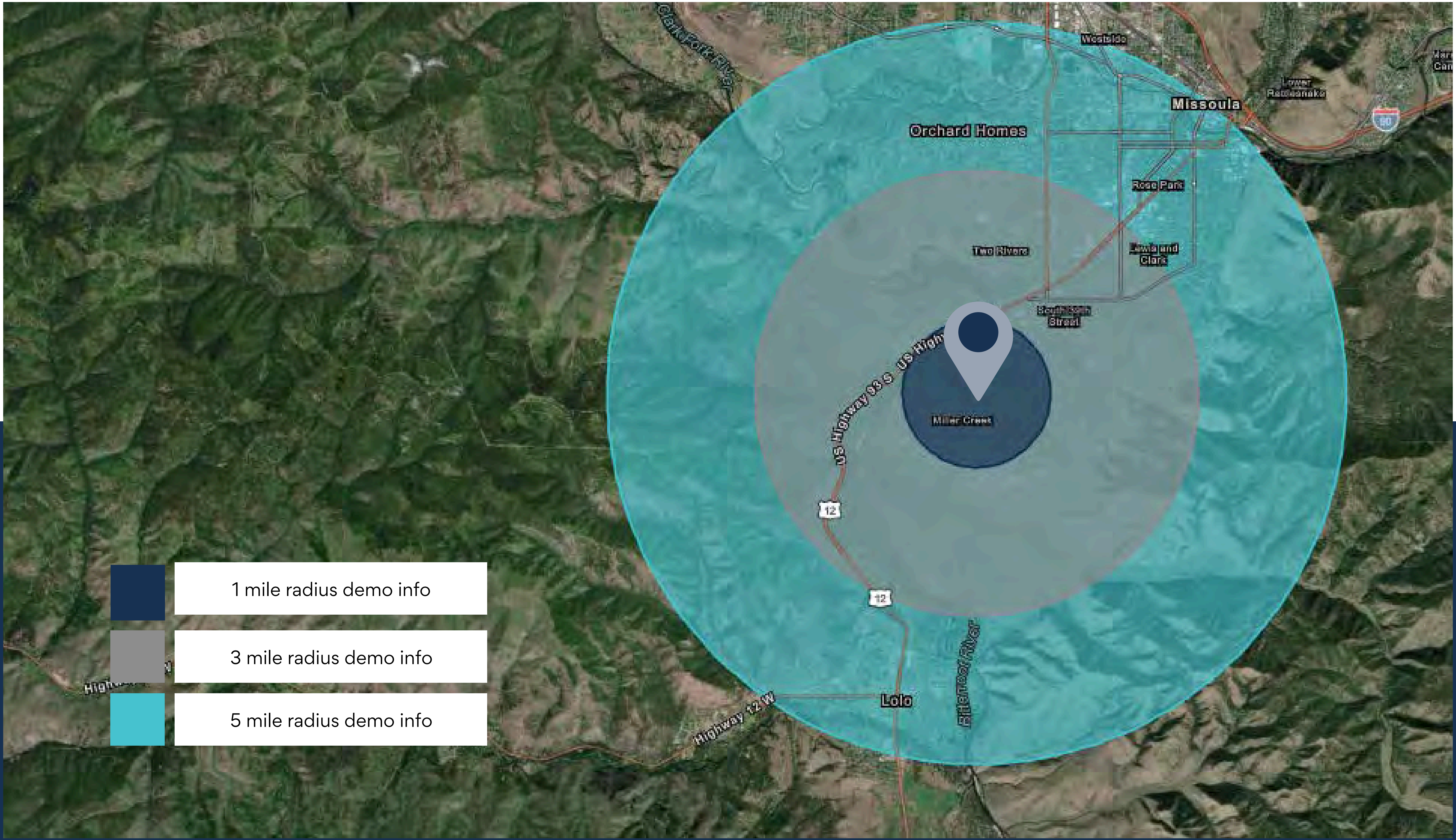
∘	SET 5/8"x18" REBAR WITH 1½" YPC MARKED DRUYVESTEIN 2927 ES
○	SET 5/8"x24" REBAR WITH 1½" ALUM. CAP MARKED T.L.D. 2927 ES
■	FOUND 2" BRASS CAP SET IN CONCRETE PILLAR, MARKED PROP. COR. 1826S
⊡	FOUND 2½" BRASS CAP SET IN CONCRETE PILLAR AND MARKED WITH LOT CORNER AND 3538 ES
●	FOUND 5/8"x24" REBAR WITH 1½" YPC MARKED 3538 ES
⊙	FOUND 3/8"x24" IRON PIN (NOT MARKED)
- - -	UTILITY EASEMENT
R	RADIUS
R&F	RECORD & FOUND
(R)	RADIAL BEARING

OWNER & DEVELOPER

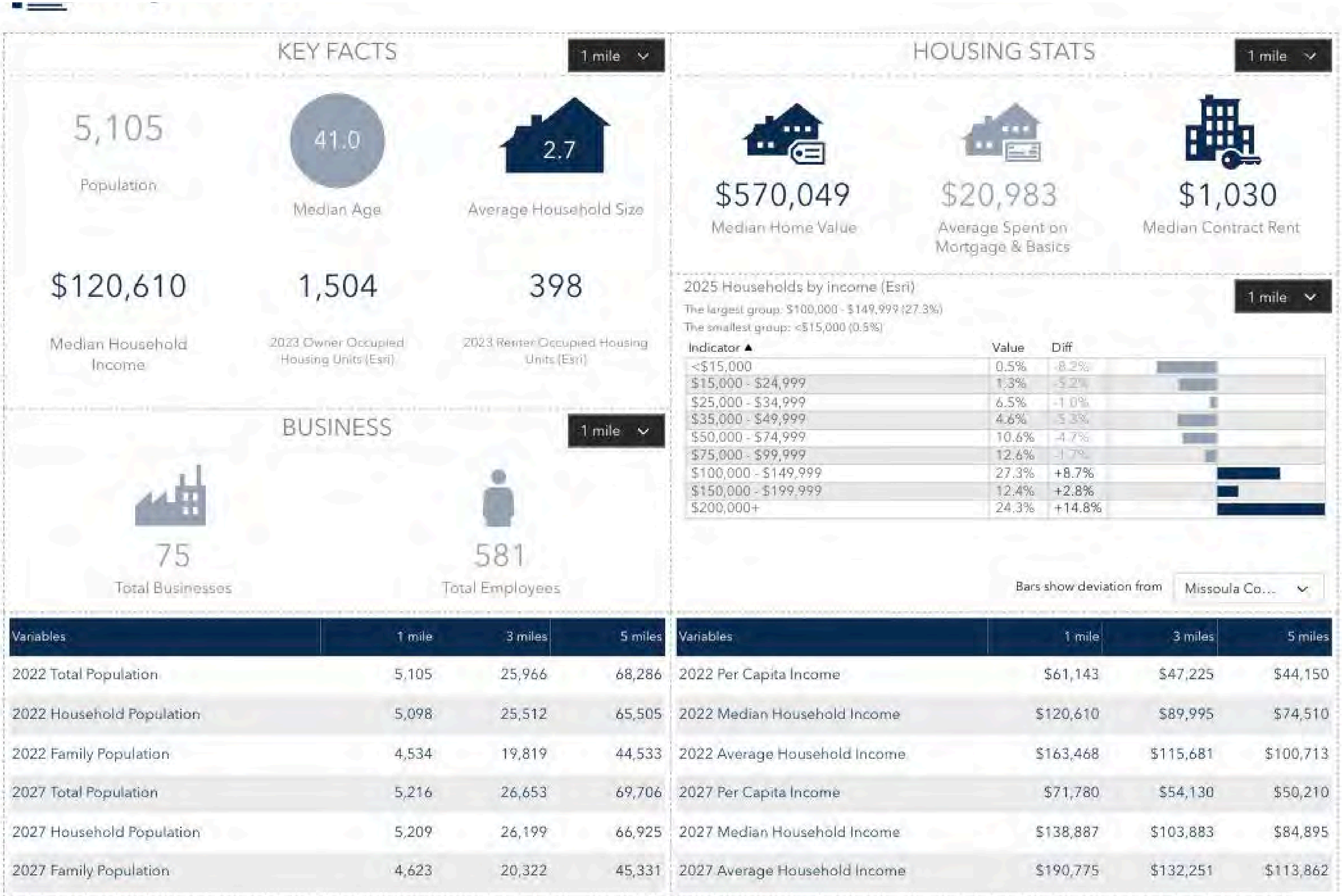
MR. LLOYD A. TWITE
MR. DARRELL J. TWITE
MR. JOHN J. TWITE
MRS. ELDORA A. GRAHAM
MRS. MARILYN T. NISBET

Stensatter Druyvestein & Associates

Surveys


Clark Fork River
Westside
Missoula
Lower Rattlesnake
90
Orchard Homes
Rose Park
Two Rivers
Lewis and Clark
South 39th Street
US Highway 93 S
US High
Miller Creek
12
12
Lolo
Bitterroot River
Highway 12 W
1 mile radius demo info
3 mile radius demo info
5 mile radius demo info

Radius / Drive Time Map



KEY FACTS

5,105
Population

41.0
Median Age

2.7
Average Household Size

$120,610
Median Household Income

1,504
2023 Owner Occupied Housing Units (Esri)

398
2023 Renter Occupied Housing Units (Esri)

HOUSING STATS

$570,049
Median Home Value

$20,983
Average Spent on Mortgage & Basics

$1,030
Median Contract Rent

2025 Households by income (Esri)

The largest group: $100,000 - $149,999 (27.3%)
The smallest group: <$15,000 (0.5%)

Indicator ▲	Value	Diff
<$15,000	0.5%	-8.2%
$15,000 - $24,999	1.3%	-5.2%
$25,000 - $34,999	6.5%	-1.0%
$35,000 - $49,999	4.6%	-5.3%
$50,000 - $74,999	10.6%	-4.7%
$75,000 - $99,999	12.6%	-1.7%
$100,000 - $149,999	27.3%	+8.7%
$150,000 - $199,999	12.4%	+2.8%
$200,000+	24.3%	+14.8%

Bars show deviation from Missoula Co...

BUSINESS

75
Total Businesses

581
Total Employees

Variables	1 mile	3 miles	5 miles
2022 Total Population	5,105	25,966	68,286
2022 Household Population	5,098	25,512	65,505
2022 Family Population	4,534	19,819	44,533
2027 Total Population	5,216	26,653	69,706
2027 Household Population	5,209	26,199	66,925
2027 Family Population	4,623	20,322	45,331

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	$61,143	$47,225	$44,150
2022 Median Household Income	$120,610	$89,995	$74,510
2022 Average Household Income	$163,468	$115,681	$100,713
2027 Per Capita Income	$71,780	$54,130	$50,210
2027 Median Household Income	$138,887	$103,883	$84,895
2027 Average Household Income	$190,775	$132,251	$113,862

Key Facts

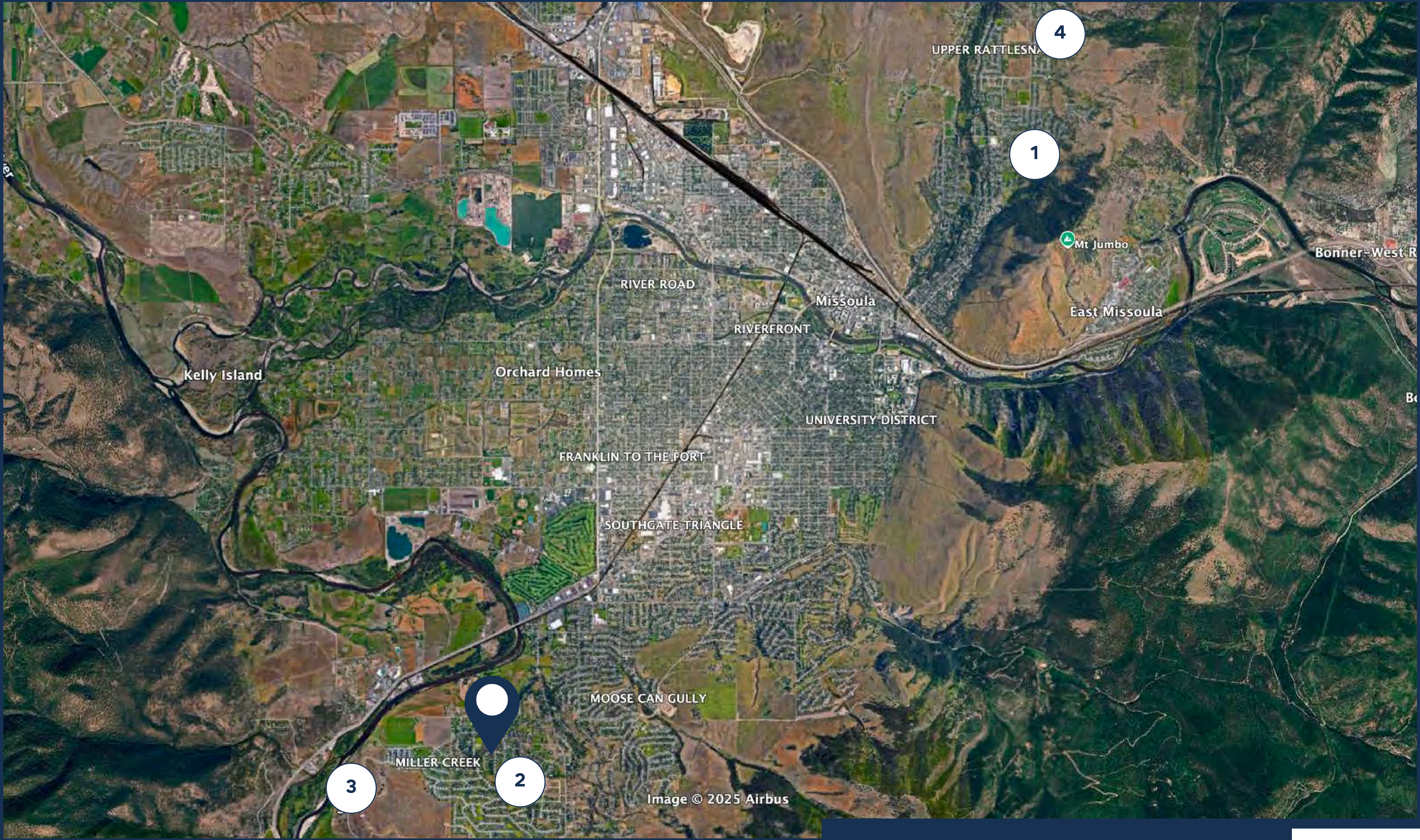
Mullan Rd
Mullan Rd
Mullan Rd
W Broadway
N Russell
N Higgins
10
90
S 14th St W
12
S Higgins
South Ave W
39th St
93

COMPARABLES

SterlingCRE
ADVISORS

Sale Comparables | City R20-R40

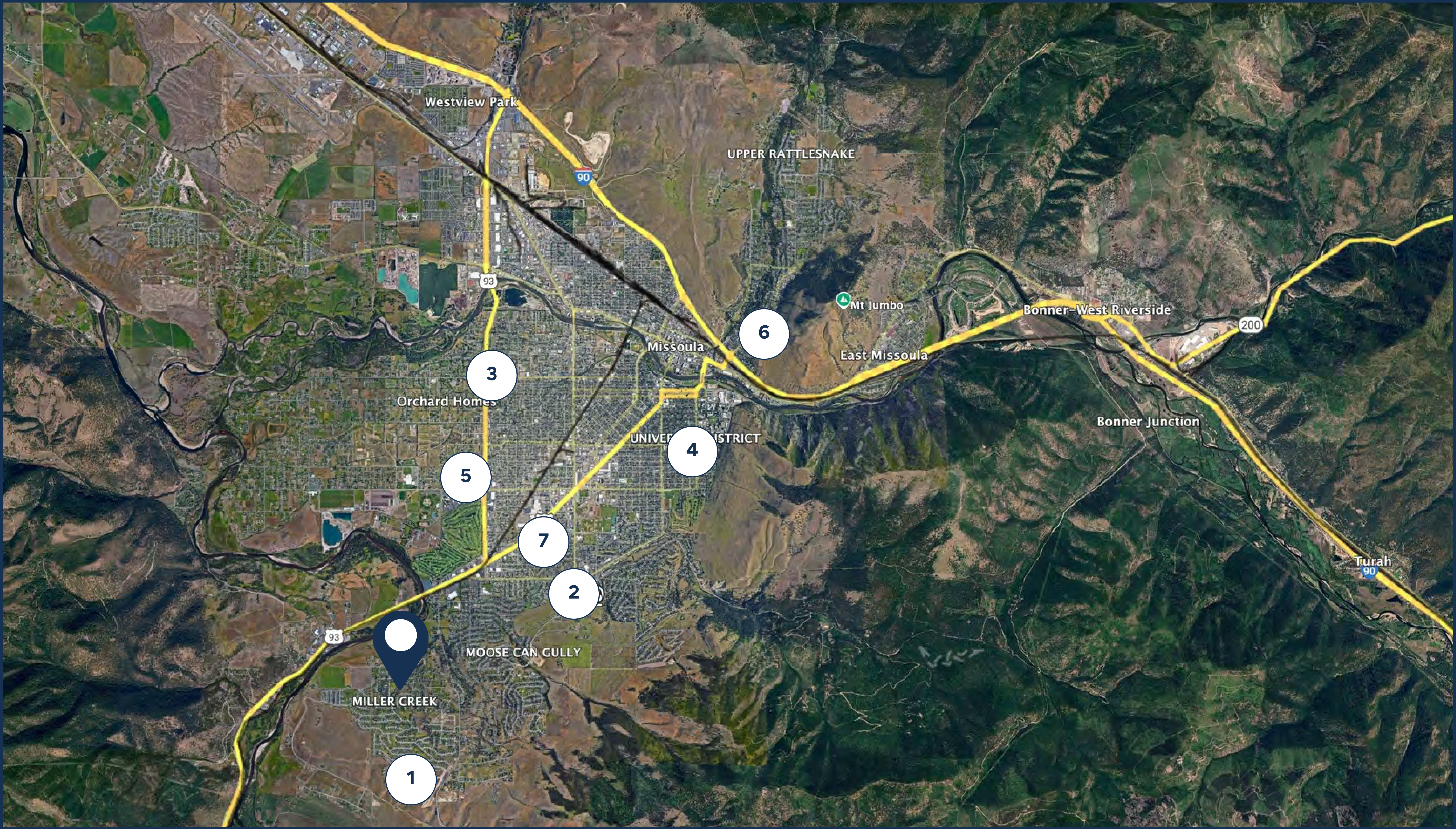
Map	Name	City	Closed Date	Total SF	Sold Price	Sold $/SF	Lot Size (Acres)	Zoning	DOM	Notes
1	18 Greenbrier Ln	Missoula	2024-08-06	19,602	$470,000	$23.98	0.45	R20	41	Rattlesnake- on a cul de sac
2	2500 Drake Ln	Missoula	2024-07-11	21,615	$260,000	$12.03	0.50	R20	252	Lot has topo- daylight basement
3	4065 Mornhinweg Loop	Missoula	2024-08-28	34,848	$300,000	$8.61	0.80	R40	64	River views
4	1625 Tamarack St	Missoula	2023-06-30	44,867	$337,500	$7.52	1.03	R40	57	City water & utilities to site, approved for septic
			Average	**30,233**	**$341,875**	**$13.04**	**0.69**		**103.50**	
			Median	**28,232**	**$318,750**	**$10.32**	**0.65**		**60.5**	
			Weighted Average			**$11.31**				


4
UPPER RATTLESNA
1
Mt Jumbo
Bonner-West R
East Missoula
Missoula
RIVER ROAD
RIVERFRONT
Kelly Island
Orchard Homes
UNIVERSITY DISTRICT
FRANKLIN TO THE FORT
SOUTHGATE TRIANGLE
MOOSE CAN GULLY
MILLER CREEK
2
3
Image © 2025 Airbus

Sale Comparables | City R20-R40

Sale Comparables Similar to R

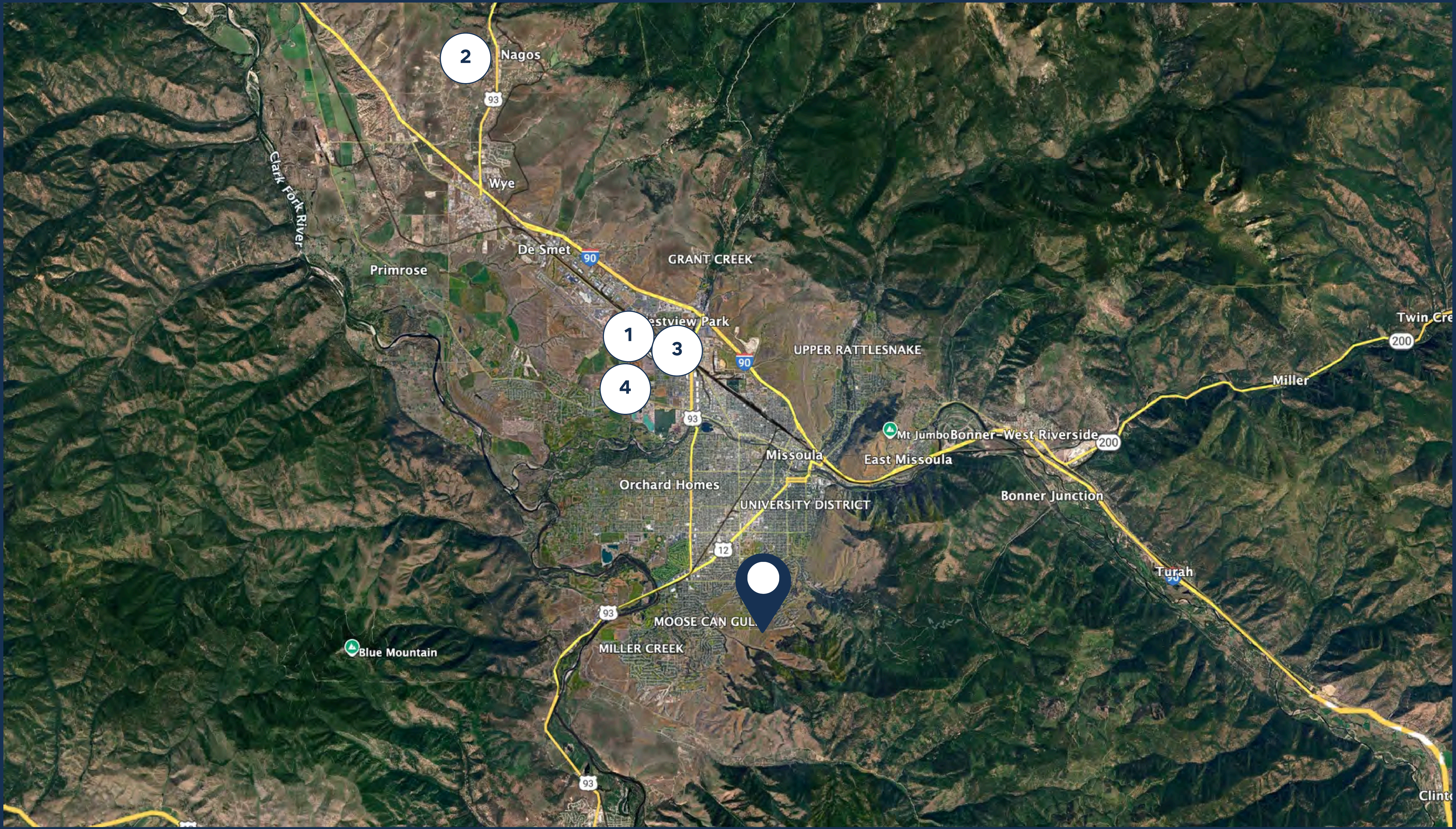
Map	Name	Closed Date	Sold Price	Sold $/SF	Lot Size (Acres)	Total SF	Zoning	DOM	Notes
1	NHN Avery Ln	2024-10-10	$105,000	$11.48	0.21	9,148	R5.4	147	Lot plus house plan
2	Parcel 2 Simons Dr	2024-08-06	$400,000	$3.92	2.34	101,930	R5.4	407	Potential to upzone
3	Unit 2 Davis St	2024-07-31	$169,900	$36.09	0.11	4,708	R5.4	113	Included approved plan, utilities to site
4	1536 Arthur Ave	2024-07-31	$275,000	$56.37	0.11	4,879	R5.4	71	Infill lot in University
5	Lots 2-7 Burns Addition	2024-05-31	$1,110,000	$19.60	1.30	56,628	RT5.4	31	7 lots- city water near site
7	1008 Briar St	2023-10-04	$275,000	$26.20	0.24	10,498	R5.4	37	Single home lot
8	Lots 18 & 19 McDonald Ave	2023-06-30	$198,000	$23.27	0.20	8,509	R5.4	217	Included two lots
		Average	**$361,843**	**$25.28**	**0.64**	**28,043**		**146**	
		Median	**$275,000**	**$23.27**	**0.21**	**9,148**		**113**	
		Weighted		**$12.90**					


Westview Park
90
UPPER RATTLESNAKE
93
Mt Jumbo
Bonner-West Riverside
200
6
Missoula
East Missoula
3
Orchard Homes
Bonner Junction
UNIVER
4
ISTRICT
5
7
Turah
90
2
93
MOOSE CAN GULLY
MILLER CREEK
1

Sale Comparables Similar to R (6 per Acre)

On Market Competition

Map	Address	City	State	Zip	Acreage	SF	Zoning	Asking Price	PPSF	Days on Market	Notes
1	3200 Flynn Ln	Missoula	MT	59808	18.1	788,436	T4R-T4O	$6,557,000	$8.32	775	Sxwtpqyen
2	NHN Lots M2 & M3 Meadowlands Drive	Missoula	MT	59808	5.54	241,322	NR	$2,500,000	$10.36	118	Includes TH Site Plan
3	Tract C Mary Jane Boulevard Flynn Lane	Missoula	MT	59808	18.1	788,436	T4R-T4O	$6,557,000	$8.32	203	Sxwtpqyen
4	Heron's Landing	Missoula	MT	59808	10.7	466,092	RT 5.4	$4,030,000	$8.65	202	Heron's Landing Phase W2
			Average		**13.11**	**571,072**		**$4,911,000**	**$8.91**	**324.5**	
			Median		**14.4**	**627,264**		**$5,293,500**	**$8.48**	**202.5**	
			Weighted						**$8.60**		


2
Nagos
93
Wye
Clark Fork River
De Smet
90
Primrose
GRANT CREEK
estview Park
1
3
4
90
UPPER RATTLESNAKE
93
Mt Jumbo
Bonner-West Riverside
200
Missoula
East Missoula
Orchard Homes
UNIVERSITY DISTRICT
Bonner Junction
12
Turah
90
93
MOOSE CAN GUL
MILLER CREEK
Blue Mountain
93
Twin Cre
200
Miller
Clint

On Market Competition

SterlingCRE
ADVISORS

Brokerage Advisors

MATT MELLOTT, CCIM | SIOR

Managing Partner & Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multifamily investments.

CLAIRE MATTEN, CCIM | SIOR

Partner & Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.

RYAN SPRINGER, CCIM

Partner & Commercial Real Estate Advisor

Ryan Springer spent several years in the Marines, then transitioned to supply chain management roles around the Pacific Northwest. The complex world of commercial real estate was a natural step for Ryan as he returned to his hometown of Bozeman, Montana, where he has managed transactions for 15+ years.

Brokerage Advisors

CONNOR MCMAHON

Commercial Real Estate Advisor

Connor McMahon specializes in retail transactions, market penetration strategies, and complex lease negotiations. With a transaction volume exceeding $150 million, Connor has successfully represented a diverse range of clients, from small businesses to Fortune 500 companies.

CASEY ROSE, CCIM

Commercial Real Estate Advisor

A team captain at Rutgers University, a national champion in big-mountain skiing, and a commercial real estate specialist: Casey Rose is a well-rounded and dedicated member of the SterlingCRE Advisors team with a background in multifamily investment.

DYLAN HARRINGTON

Commercial Real Estate Advisor & Transaction Coordinator

Dylan sees something different than most people when he tours a commercial building: he's thinking about the nuts, bolts, and guts of the space. With this wealth of knowledge, Dylan adds substantial value to every Sterling project.

JOE TREDIK

Leasing Specialist

Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team. He leverages his accounting background and leasing experience to provide clients with detailed financial analysis and strategic insights that enable clients to make well informed leasing decisions.

Operations & Data Team

SIERRA PIERCE

Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.

SARA TOWNSLEY

Research Director

Sara manages the extensive library of real estate data that provides the Sterling team accurate and up to date information on transactions and sales. Her attention to detail and organization allows for efficient valuations and pricing guidance. Sara is also the first to know about new developments and businesses in the community.

JUDY POWELL

Director of Accounting & Finance

Judy manages accounting for all transactions and is a stickler for details. With extensive public and private experience, she is adept at adhering to rigorous compliance and reporting standards. Judy also has experience in development financing.

Marketing Team

MAGGIE COLLISTER

Marketing & Project Analyst

With a background in real estate development and graphic design, Maggie creates punchy and compelling marketing pieces for listings. Her understanding of real estate and economic trends and data create strong selling points for properties in Montana's growing markets.

JESSICA BALDWIN

Brand Marketing & PR Director

Jessica enhances property visibility through strategic marketing in print, digital, and PR. Drawing on her background in brand building and online lead generation, she effectively positions properties to attract the right audience, maximizing their market presence and investment potential.

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Limiting ConditionsStudy outcomes are based on our analysis of the information available to us from our researchas of the date of report creation. As such, we assume the client has offered correct and reliable information. Further, we assume the client has informed us about any issues that would affectproject feasibility. The study is based on current and expected trends of the economy and realestate market. However, economic conditions change, as do real estate markets. As such, weinsist that clients continuously track the economy and real estate market. We stronglyencourage clients to revisit findings from the study continuously and to revisit key projectassumptions periodically to ensure they are still justified. Given the changing marketconditions and potential for shifting consumer preferences, projected and actual results willlikely differ. Market conditions and projections frequently are different than expected. We donot express any form of assurance on the achievability of any pricing or absorption estimatesof reasonableness of the underlying assumptions. The study assumes "normal" real estatemarket conditions and not conditions of an "up" or "down" market. Economic, employment,population & household growth and consumer confidence are assumed to occur more or lessin accordance with current expectations. There are no assurances about the ability to secureneeded project entitlements; in the cost of development or construction; in tax laws that favoror disfavor real estate markets; or in the availability and/or cost of capital and mortgagefinancing for real estate developers, owners and buyers. If any major change in marketconditions occurs, this study analysis should be updated, with the conclusions andrecommendations summarized herein reviewed and reevaluated. We have no responsibility toupdate our analysis for events and circumstances occurring after the date of our report.Clients are advised to independently verify the accuracy and completeness of all summariesand information contained herein, to consult with independent legal and financial advisors,and carefully investigate the economics of this development.

APPENDIX B.4

PRESCOTT BUILDING BOV

SterlingCRE
ADVISORS

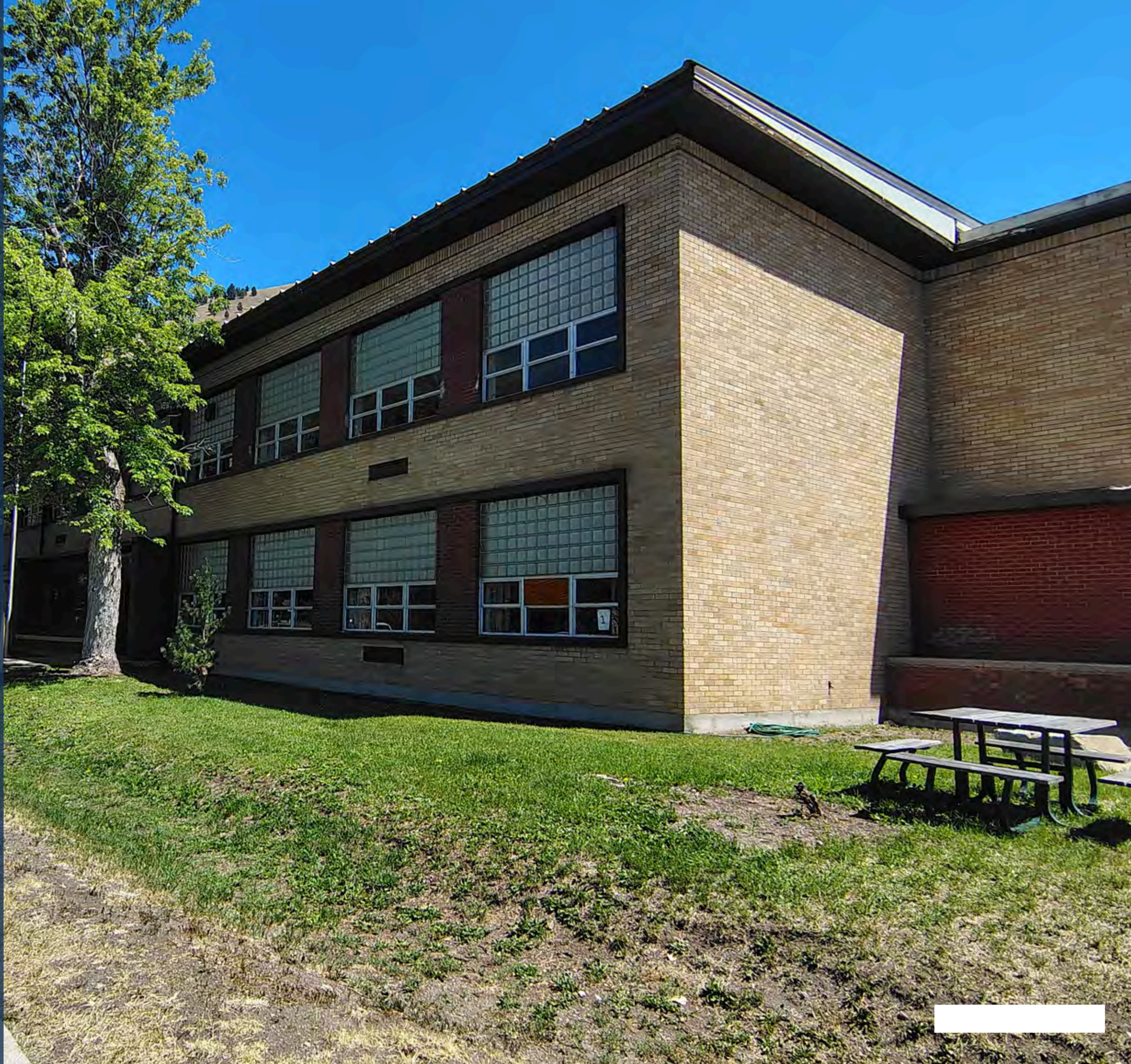
August 2025

Broker Opinion of Value

Prescott Building
1100 HARRISON STREET
Missoula, Montana

Prepared for Missoula County
Public Schools

Prepared by
Matt Mellott, CCIM | SIOR
Matt@SterlingCREadvisors.com



PRESCOTT SCHOOL

SterlingCRE
ADVISORS

Contents

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Executive Summary

Valuation Summary

Location Study

Market Comparables

Brokerage Team

Limiting Conditions

Executive Summary

SterlingCRE Advisors is pleased to present Missoula County Public Schools, with a Broker Opinion of Value and Marketing Proposal for the Prescott Building property located at 1100 Harrison Street.

In the evaluation, the local team reviewed the properties, analyzed sale and lease comparables, and studied current market conditions.

Address	1100 Harrison Street
Asset Type	School
Square Footage (per source)	±26,000 SF Estimate
Total Acreage	±2.089 plus ±0.32 on adjacent parcel
Property Tour Conducted	July 28, 2025

Prepared by
Matt Mellott, CCIM | SIOR
406-203-3950
Matt@SterlingCREadvisors.com

Valuation Summary

Key Takeaways

The most practical approach to valuing the Prescott Building property is to consider it primarily as land value. While the structure carries sentimental and historic significance, it likely offers limited economic value in its current condition.

Although the building could be adapted for residential, office, or other commercial uses, these redevelopment projects are often as expensive, if not more so, than new construction. As such, prospective buyers will likely factor in significant renovation expenses and seek a steep discount if the structure is to be preserved.

The property has experienced some damage and vandalism, which further diminishes the value of the building itself. The true value lies in the underlying land, making it the most realistic basis for pricing and sale.

That said, if the community or a buyer sees potential in repurposing the school building, that vision is possible—but it should not be expected to drive a premium price. Any sale will be driven primarily by land value, not building utility.

We've estimated the the Likely Range of Value to be between $21 and $25 per square foot (of land). If the buyer is required to reuse the school building or include special types of housing—like teacher housing or income-restricted units—the price would likely fall below the lower end of that range.

On the other hand, if the sale allows full control of the property with no restrictions, we would expect the price to be closer to $25 per square foot.

> The highest value buyer of this site is a residential developer that can successfully obtain a rezone to higher density.

Likely Range of Value

Low	High
$2,100,000 ($21/SF)	**$2,615,000** ($25/SF)

Definition: The price range we anticipate the property to trade within based on recent market data.

Suggested List Price

$2,725,000
($26/SF)

Definition: An initial, forward-looking price that anticipates continued market growth and positions the property to benefit from that growth.

Marketing Time

9 to 12 months

Definition: The amount of time we anticipate will be needed to secure a buyer or tenant for the property within the Likely Range of Value.

Valuation Summary continued

Highest Value Use of Property As-Is & As-Vacant

The highest value use of the Prescott Building property is residential redevelopment, leveraging its R5.4 zoning and prime location in Missoula's highly desirable Rattlesnake neighborhood. While adaptive reuse as condominiums is feasible, it would require significant investment to modernize the building. Alternatively, the nearly 2.4-acre parcel may better serve as a ground-up residential project, potentially accommodating up to 18 homes with its current zoning code. Given the scarcity of developable land in this area, the property holds strong appeal for developers seeking infill opportunities in a high-demand neighborhood.

The existence of multiple, underlying platted lots adds flexibility to development plans. In all likelihood, the highest value buyer will use boundary line relocations and/or a subdivision to create multiple lots for sale. Or, they might pursue a rezone to increase density and then build vertically with condos or apartments.

Highest Value Buyer or Tenant

The highest value buyer or tenant would likely be a local residential developer with either experience in converting buildings or simply open to pursuing a plan of scraping, subdividing, and selling lots or lot home packages.

Of note: it is possible that MCPS could seek a preemptive rezone of the parcel to a higher zoning classification (such a RM0.5, or B-1). This is in-line with city comparable zoning categories showing in the 2045 Growth Policy. Doing so would allow for more dense development on the site, which is likely to result in a 10-15% price premium over the Likely Range of Value on the preceding page. There are costs association with completing a rezone. But, those costs would, in all likelihood, result in greater net proceeds back to the School District.

Market Trajectory

While the residential market in Missoula remains strong—particularly for rentals—there are notable headwinds impacting development timelines and buyer appetite. The current challenge isn't end-user demand, which remains robust, especially in sought-after neighborhoods like Rattlesnake. Rather, developer caution driven by volatile construction costs is the bigger constraint. Many builders are hesitant to move forward due to uncertainty surrounding labor, materials, and overall delivery costs. As a result, land sales are moving more slowly unless priced aggressively. In today's market, buyers are carefully evaluating each opportunity, and successful transactions are often those where pricing allows for flexibility and time to navigate the development process.

Property Challenges & Wildcards

One of the primary challenges in marketing and valuing the Prescott Building property lies in the uncertainty surrounding of reusing the existing structure. The building shows signs of significant wear. Repair of the roof and replacment of all major building systems would be required for residential use. These costs can be unpredictable and are often higher than anticipated. As a result, while adaptive reuse remains a possibility, ground-up redevelopment is likely to be a more cost-effective and straightforward path. If the property must be sold with the condition that the building remains, it may limit buyer interest and extend marketing time. However, if demolition is an option, the site becomes far more appealing to developers looking for a clean slate in a prime residential neighborhood.

Valuation Summary continued

Comparables Analysis

To help assess the Likely Range of Value of the subject property, we looked at two groups of land sales in Missoula's Rattlesnake District. The first group included properties with similar zoning (R5.4) in the Rattlesnake itself. These lots averaged $24.75/SF (weighted). These sales give general, recent context about what land is selling for in the area. However, given the larger size of the subject property and fewer existing lot lines, this is not a 1-for-1 comparison.

The second group focused on R5.4-zoned lots that were fully developed and ready to build on city-wide. These shovel-ready lots had roads, sewer, and water connections already in place. They sold for an average of $30 per square foot, with a weighted average of $27.11. One nearby lot next to the school on Briar Creek sold for $26.20 per square foot.

Since the subject property isn't fully developed, a buyer would need to factor in costs for infrastructure and going through the subdivision process. That is, unless, a buyer was given enough time to successfully pursue a rezone that allows for higher density development of condos or apartment.

Assuming the current zoning densities persist, a subdivision of the lots would require some infrastructure extensions. Those costs would be less than pure green field development given the proximity of roads, water, sewer, etc. But, some installation of an alley or access to the subdivided lot, including water and sewer extensions will be necessary. We assume that is a minimum of $400,000 in overall costs. We also assume a developer mark-up will be a minimum of 25%.

When backed out from an assumed average finish lot sale price of $175,000, with 19 total sellable lots, the all-in finished lot value is $3,150,000. After accounting for developer mark-up (25% or $630,000) and infrastructure ($400,000), the max price a lot developer would be willing to pay is likely $2,120,000.

Additionally, we also looked at several institutional property sales from the Bozeman and Missoula areas over the past few years. The prices for these properties were very different from one another, mostly because of where they were located and how valuable the underlying land was.

In Missoula, properties like 4720 23rd Avenue and 1714 South Reserve Street were bought by buyers who planned to use the buildings as is. Even though the buildings were usable, they sold for much less than what traditional commercial buildings in the area usually go for. The prices tracked closely with what the underlying land was worth, showing that the buildings contributed little to the value.

The old Lolo school at 11395 Highway 93 S was bought with plans to redevelop portions into housing and to demolish and redevelop other parts. It came sizable amount of extra land. The sale price closely aligns with land values in that area. The property is still empty and hasn't been used yet.

In Bozeman, 34 North Rouse was sold at what looks like the high point of the market. The building, a former fire station, wasn't very useful and offered limited options for renovations, and the price mostly reflected the land it sits on. It was bought to be redeveloped into affordable housing, but that project hasn't started yet.

Valuation Summary continued

Marketing Institutional Buildings

One important thing we can learn from these recent property sales is how each property was marketed and sold. In nearly every case—except for 34 North Rouse in Bozeman—the properties were listed with asking prices and were sold to buyers who planned to use the buildings as they were or make changes to suit their needs. These sales mostly happened when the real estate market was strong, and many of them sold quickly.

34 North Rouse was handled differently. The sellers chose not to list a price. Instead, they asked for qualifications and invited offers from interested buyers. The property got a lot of attention and several strong offers, many higher than the appraised value. Because there was support from local leaders for affordable housing, the sellers added a requirement that part of the project would need to include affordable housing. Some potential buyers dropped out, but the seller still had multiple offers and chose one that met the new terms.

There have also been other school buildings sold around Montana. In Hamilton, a large middle school that was no longer being used was almost sold to the county for government offices. But the sale required voter approval, and that vote didn't pass—so the sale didn't happen, even though there was an interested buyer.

In Great Falls, a former school was sold to the local hospital. That building is now being turned into a mixed-use project, with medical offices on the first floor and housing for hospital staff on the second floor.

Development Restrictions

When considering the sale of 1100 Harrison Street, it's important to understand how adding restrictions can affect the sale. While it's common—and sometimes necessary—for public land to come with conditions that serve the community (like open space, community centers, or income-restricted housing), those conditions come with trade-offs.

Developers base their offers on how much value they think they can create. If parts of the land must be set aside or rents capped, that limits what they can earn—so they'll offer less. These projects often require a discount just to make financial sense. Using a Request for Proposals (RFP) process can help show what the market is willing to pay under those conditions.

Another issue is timing. Restricted properties often take longer to sell and much longer to develop. Even when a developer is interested, the complexity can delay the project for years.

Selling public land also brings more responsibility. There's pressure to ensure the land goes to a good, publicly beneficial use. Communities don't want to see important sites go to bad actors or harmful uses. But that caution affects the timeline and price.

In short, the more restrictions placed on a property, the longer the sale may take—and the lower the price is likely to be. That might be an acceptable trade-off, but it's important to recognize that it exists.

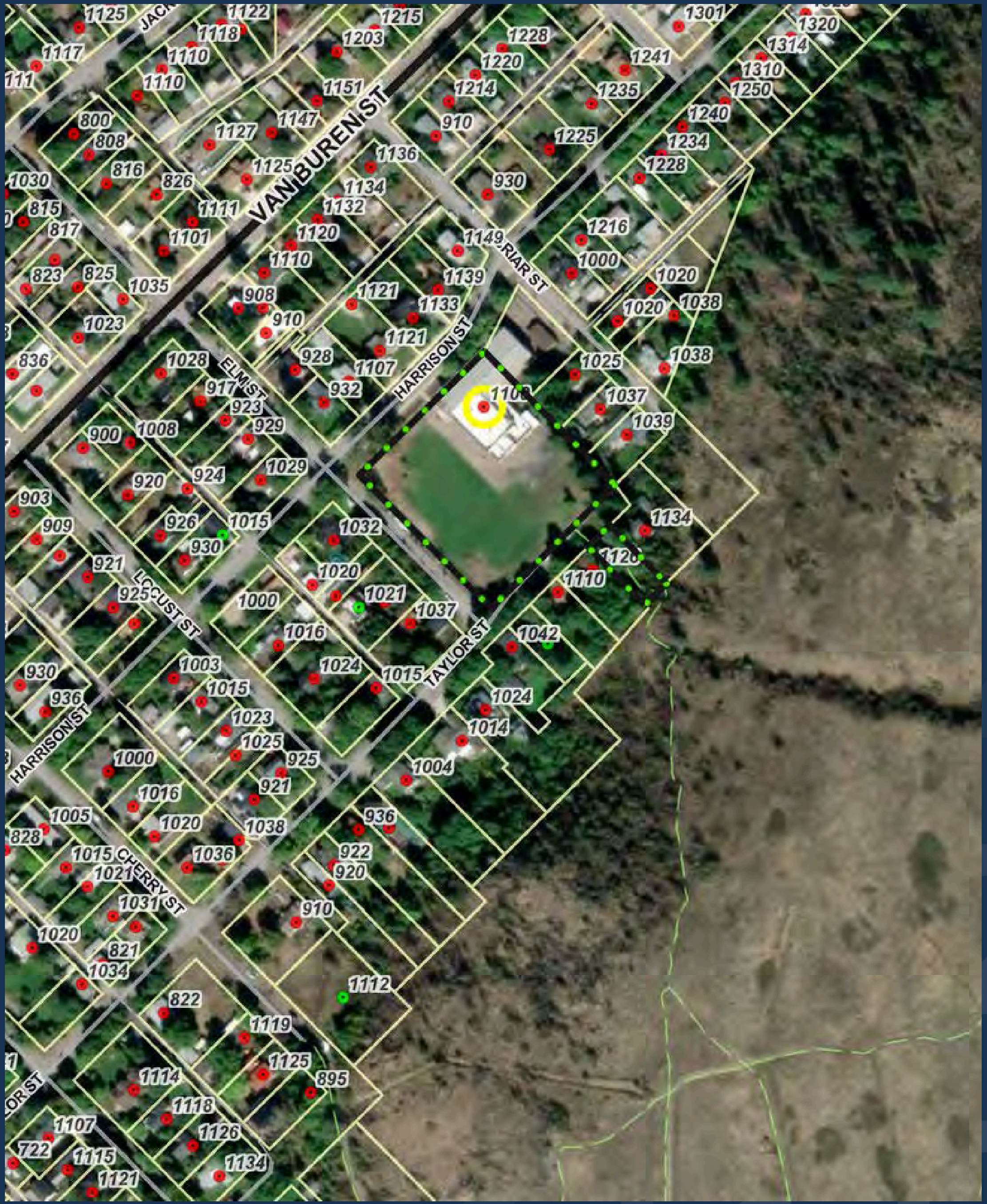
LOCATION STUDY

SterlingCRE
ADVISORS

Property Summary

Property Type	Institutional / School
Square Footage (per source)	±26,000 SF Estimate
Total Acreage	±2.089 + ±0.32 on adjacent parcel
Services	City water & sewer
Access	Harrison Street
Zoning	Missoula R5.4
Geocode	***04-2200-23-2-04-01-0000*** ***04-2200-23-2-04-05-0000***
Property Taxes	$23.96 (2024)

1100 Harrison, Missoula, MT


VAN BUREN ST
BRIAR ST
HARRISON ST
ELM ST
LOCUST ST
TAYLOR ST
CHERRY ST
1100

Property Strengths

Desirable residential location

Ample room for expansion or additional development

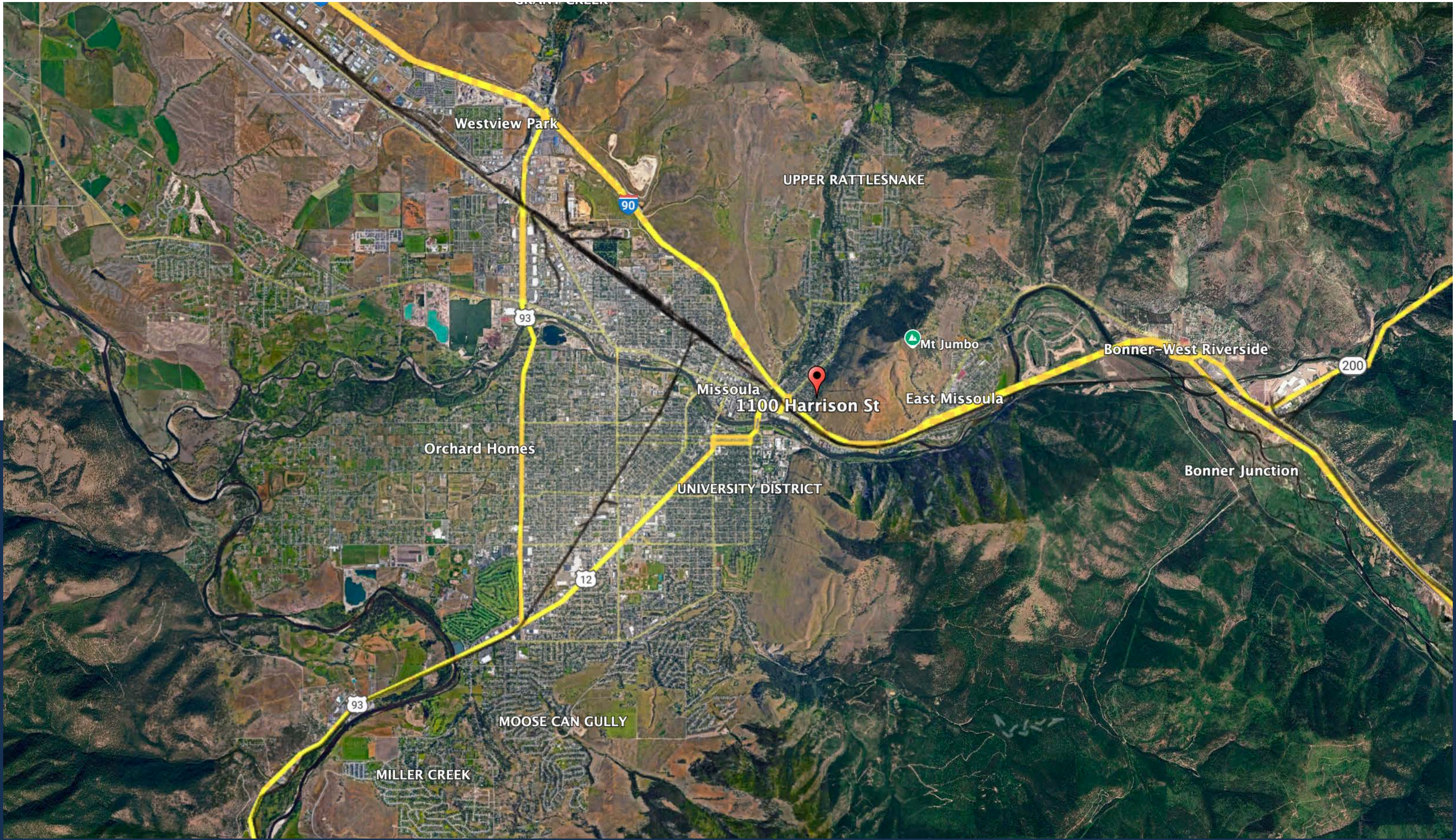
Zoned for residential uses

City of Missoula Sewer, Water to site

Property Challenges

Older building may be challenging to convert or restore

Deed restriction on part of the land


Westview Park
90
UPPER RATTLESNAKE
93
Mt Jumbo
Bonner-West Riverside
200
Missoula
1100 Harrison St
East Missoula
Orchard Homes
UNIVERSITY DISTRICT
Bonner Junction
12
93
MOOSE CAN GULLY
MILLER CREEK

Regional Locator Map

Title Review

CAMA Review

The 1100 Harrison property comprises two contiguous parcels forming the full site of the school. One parcel, totaling 2.09 acres, is currently owned by the local school district, while the adjacent parcel, measuring 0.32 acres, is held by a parent-teachers organization. Combined, the total site spans approximately 2.41 acres.

According to current and accurate County Assessor's (CAMA) records, these parcels make up the entire school property. At this time, no square footage data is available for the school building itself in the assessor's database.

Tax Review

As of the most recent County Assessor's (CAMA) records, both parcels are current on property taxes. The tax-assessed value of the school district-owned parcel is $941,732, while the parcel held by the parent-teachers organization is assessed at $66,310. Importantly, although the assessed values may remain the same, the annual tax obligation could increase if the property is transferred to a private entity, due to potential changes in tax exemption status.

Survey & Subdivision Review

The survey does not show any easements on the site that would impact access, utilities, or drainage.   Between the two parcels, there appear to be four underlying lots on the parent-teachers organization's parcel and two lots on the parcel owned by the school district. One of the two lots owned by the school district is a small parcel at the rear of the site that is expected to revert to the county. This area appears to be currently in use as a playground with public access as part of a trail system.

Deed Review

On the deed for this property, there is a historical note dating back to 1937. At that time, the school district purchased Lots 9 and 10 of the referenced addition, and the deed specifies that these lots were sold for playground purposes. The deed further stipulates that if these lots are no longer used as a playground, they revert to Missoula County.

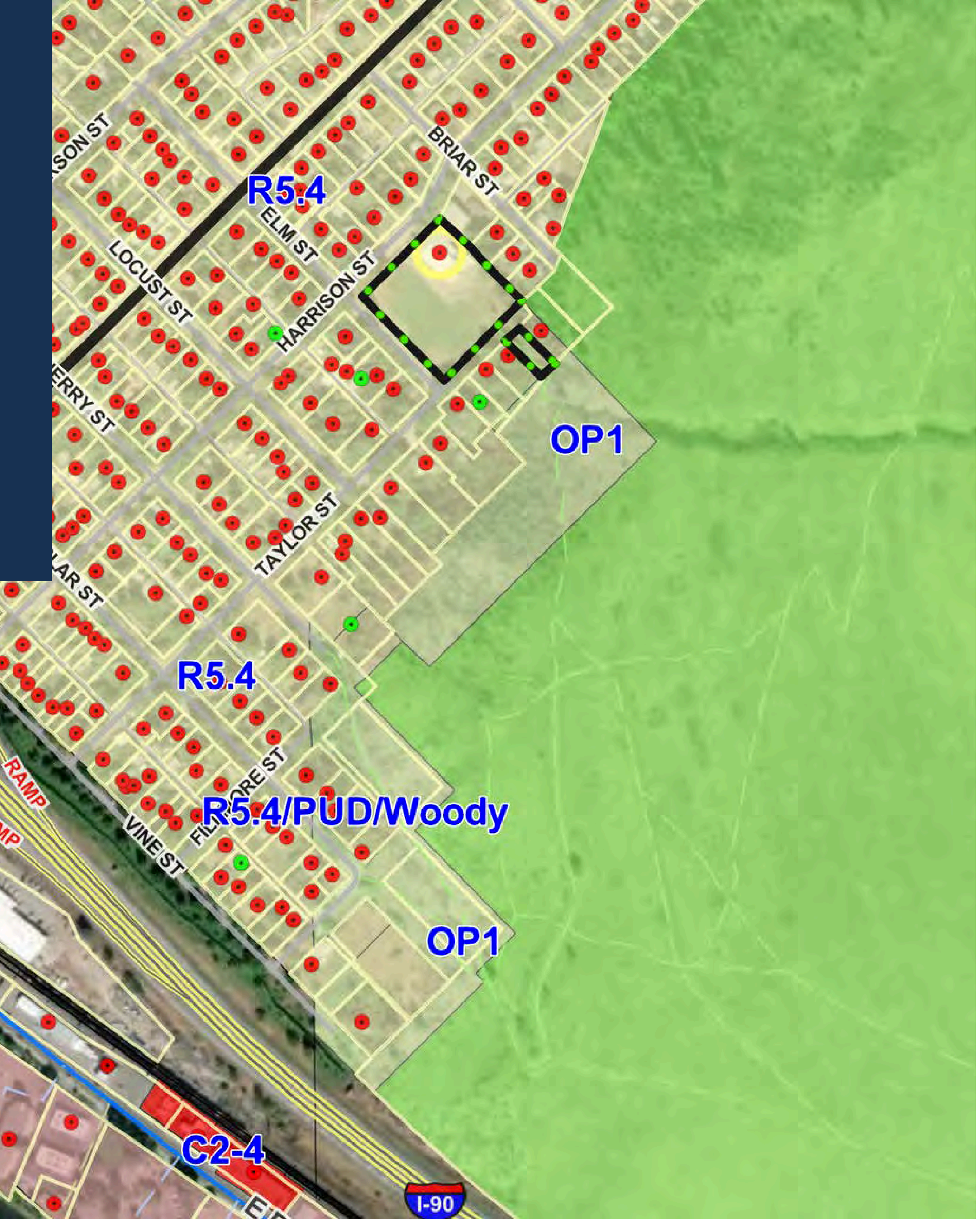
It should be noted that these two lots are located at the rear of the site and are not within the primary development footprint of the main school property. This condition is not expected to pose a significant issue in a potential sale, provided that it is addressed and resolved by MCPS prior to bringing the property to market.

Environmental

There are no known environmental issues or conditions associated with the property, based on the available documentation.

CC&R's

There are no known CCRs with the property outside of the deed restriction noted above.

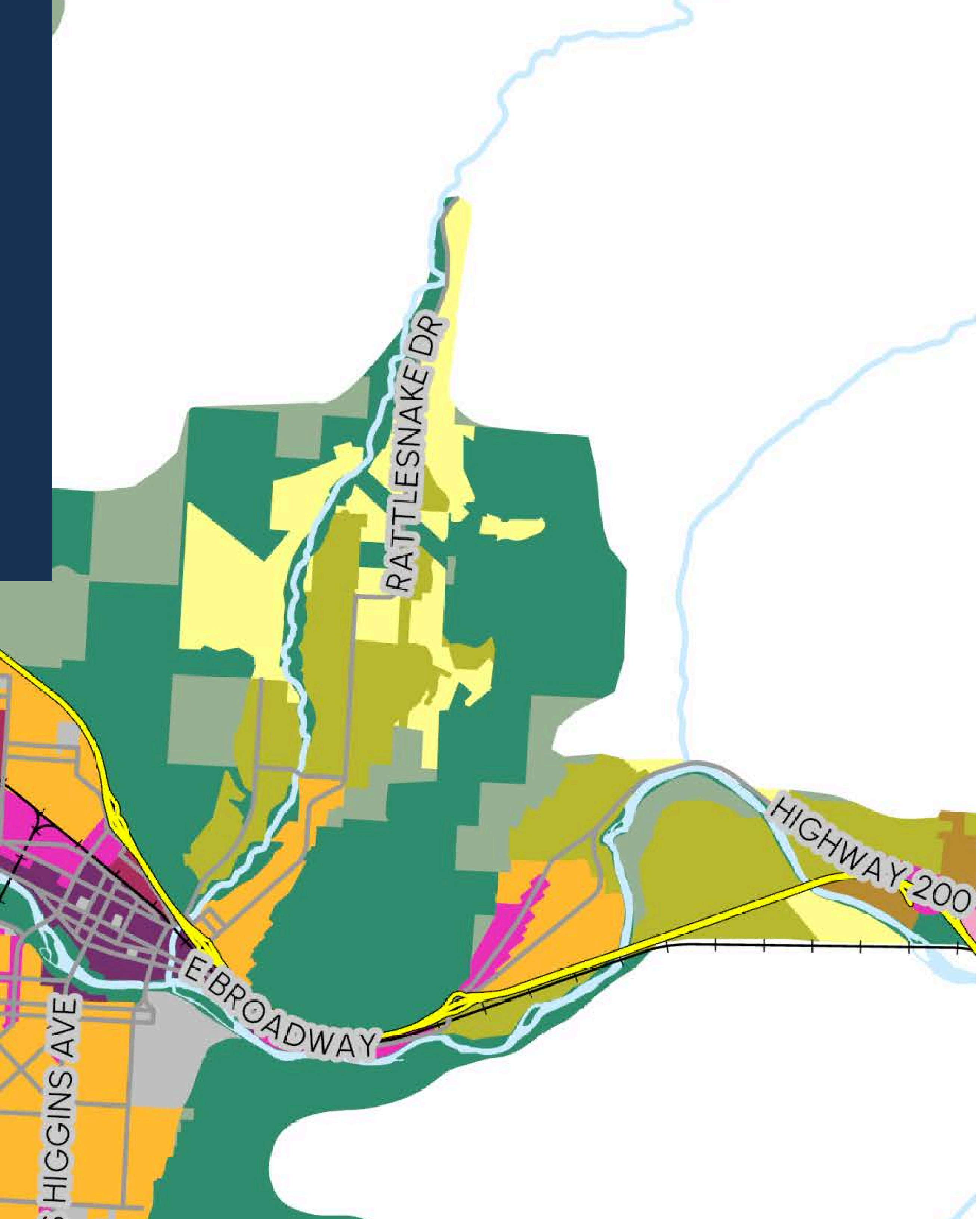

R5.4
BRIAR ST
ELM ST
LOCUST ST
HARRISON ST
OP1
TAYLOR ST
R5.4
R5.4/PUD/Woody
FILLMORE ST
VINE ST
RAMP
OP1
C2-4
I-90

Zoning

City of Missoula

R 5.4 (8 units per Acre)

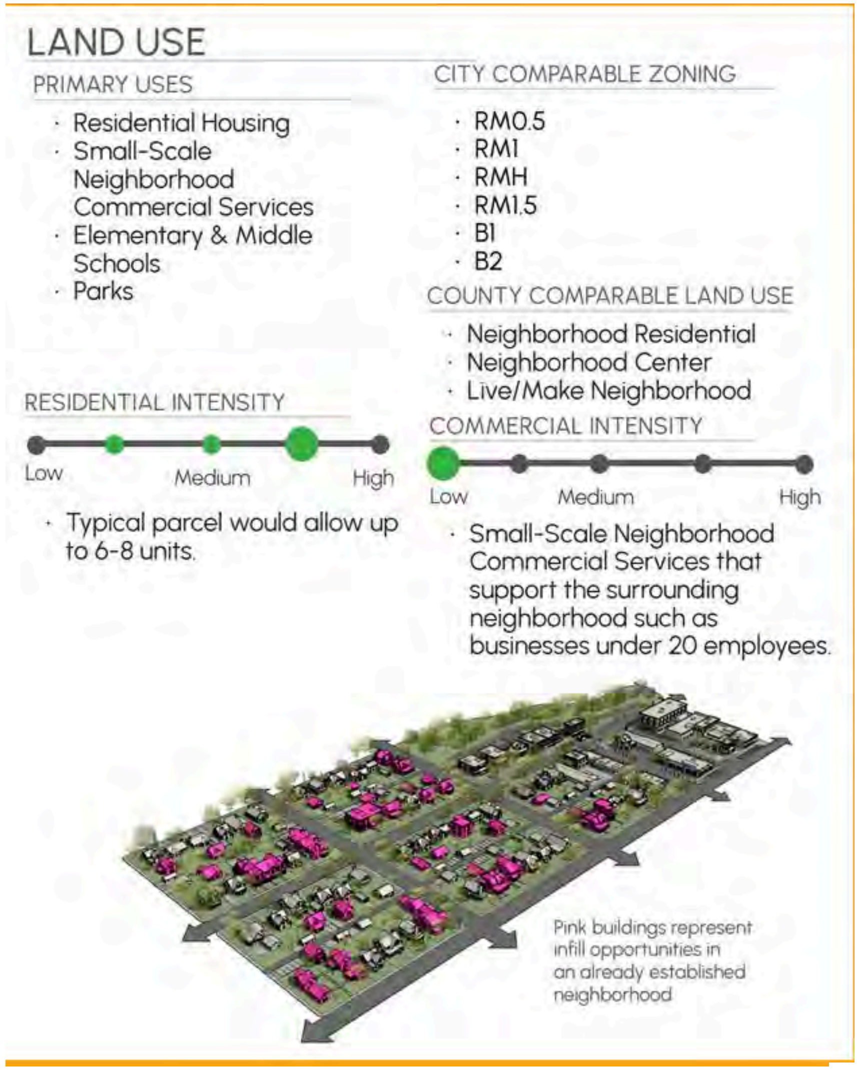
Link to Zoning Code



Land Use / Growth Policy

Missoula 2045 Land Use Plan

Urban Residential High



LAND USE

PRIMARY USES

- Residential Housing
- Small-Scale Neighborhood Commercial Services
- Elementary & Middle Schools
- Parks

RESIDENTIAL INTENSITY

Low Medium High

- Typical parcel would allow up to 6-8 units.

CITY COMPARABLE ZONING

- RM0.5
- RM1
- RMH
- RM1.5
- B1
- B2

COUNTY COMPARABLE LAND USE

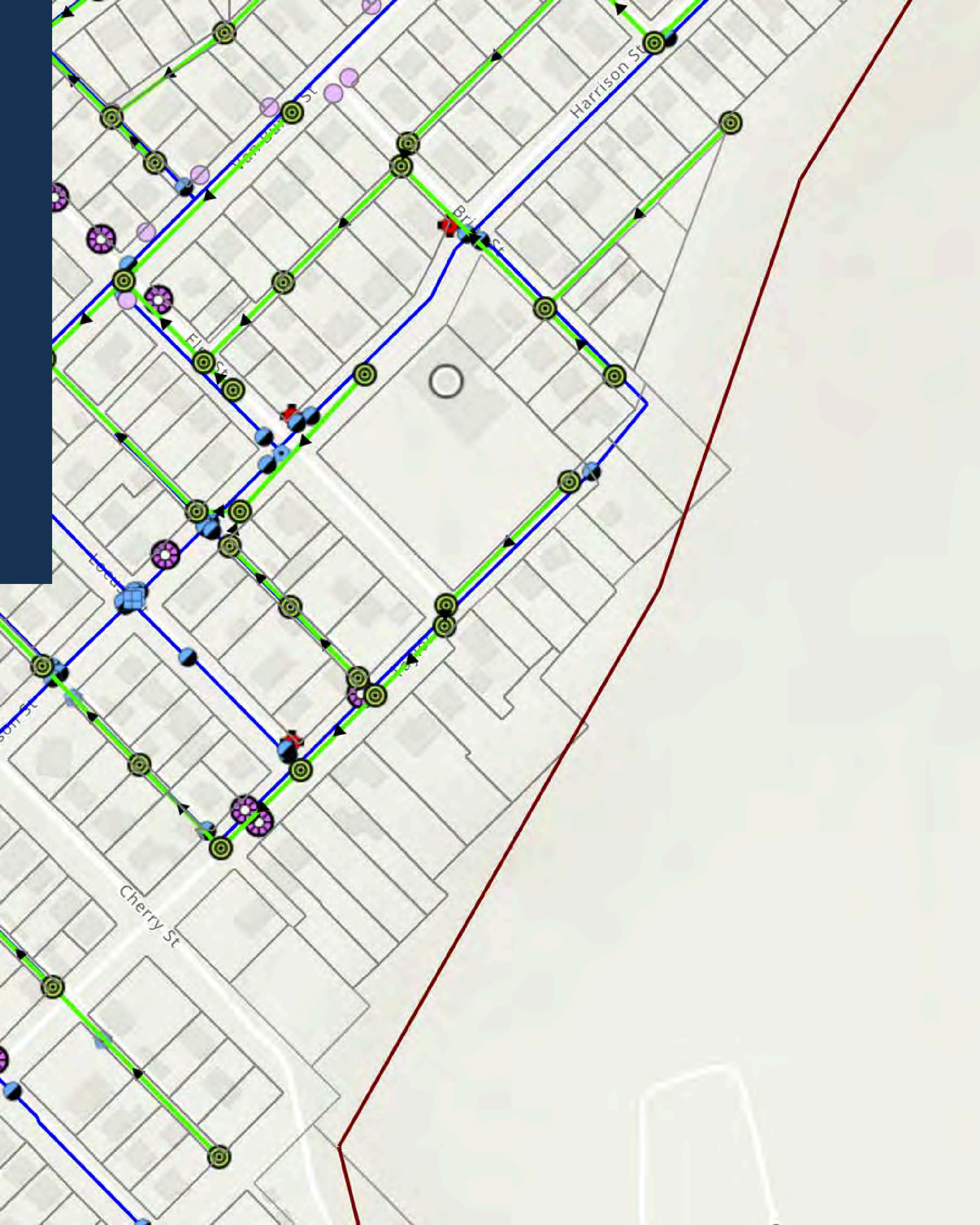
- Neighborhood Residential
- Neighborhood Center
- Live/Make Neighborhood

COMMERCIAL INTENSITY

Low Medium High

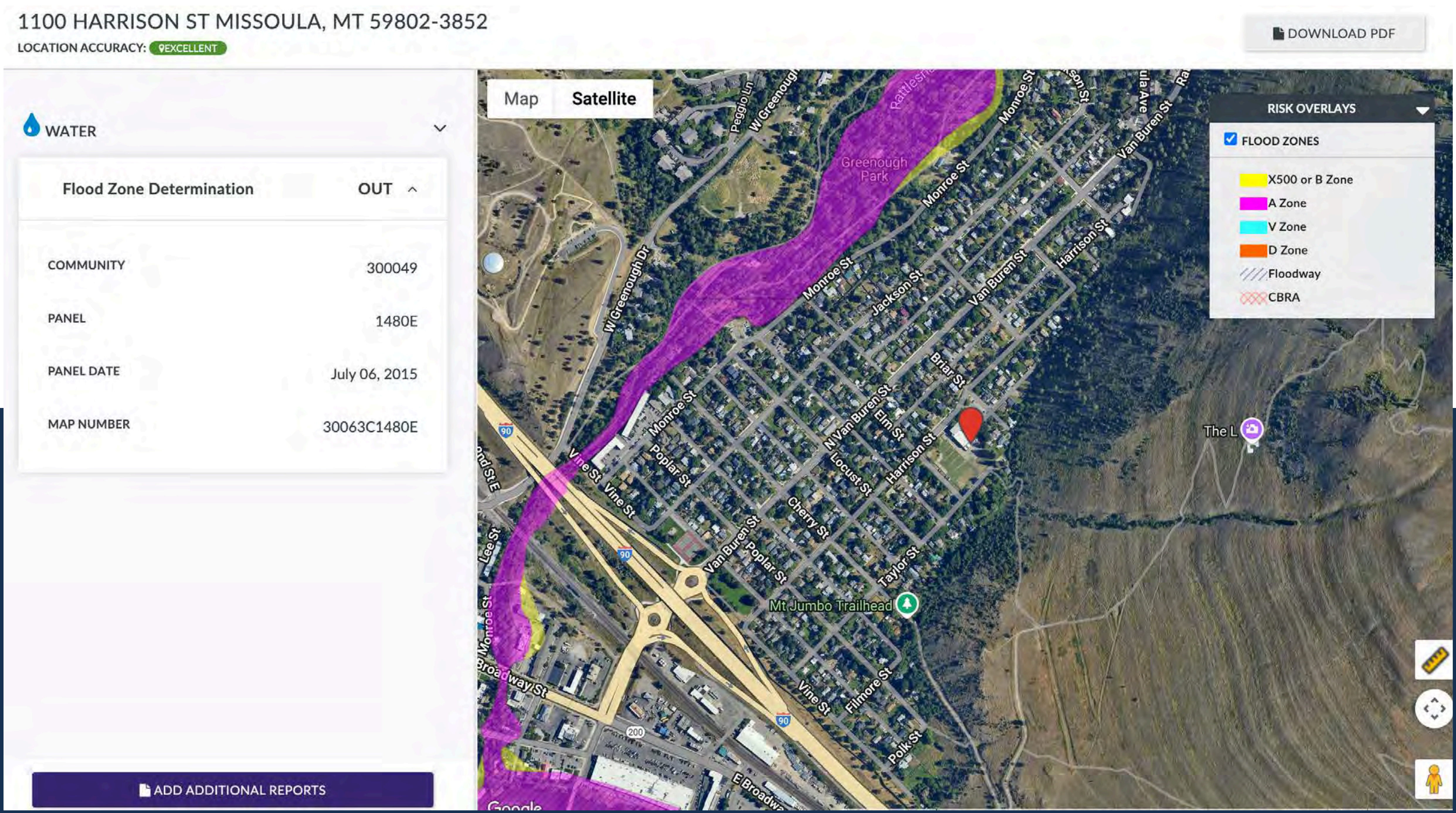
- Small-Scale Neighborhood Commercial Services that support the surrounding neighborhood such as businesses under 20 employees.

Pink buildings represent infill opportunities in an already established neighborhood


Harrison St
Cherry St

Utilities

Water	City Water to site
Wastewater	City Sewer to site
Utilities	All utilities to site



1100 HARRISON ST MISSOULA, MT 59802-3852

LOCATION ACCURACY: EXCELLENT

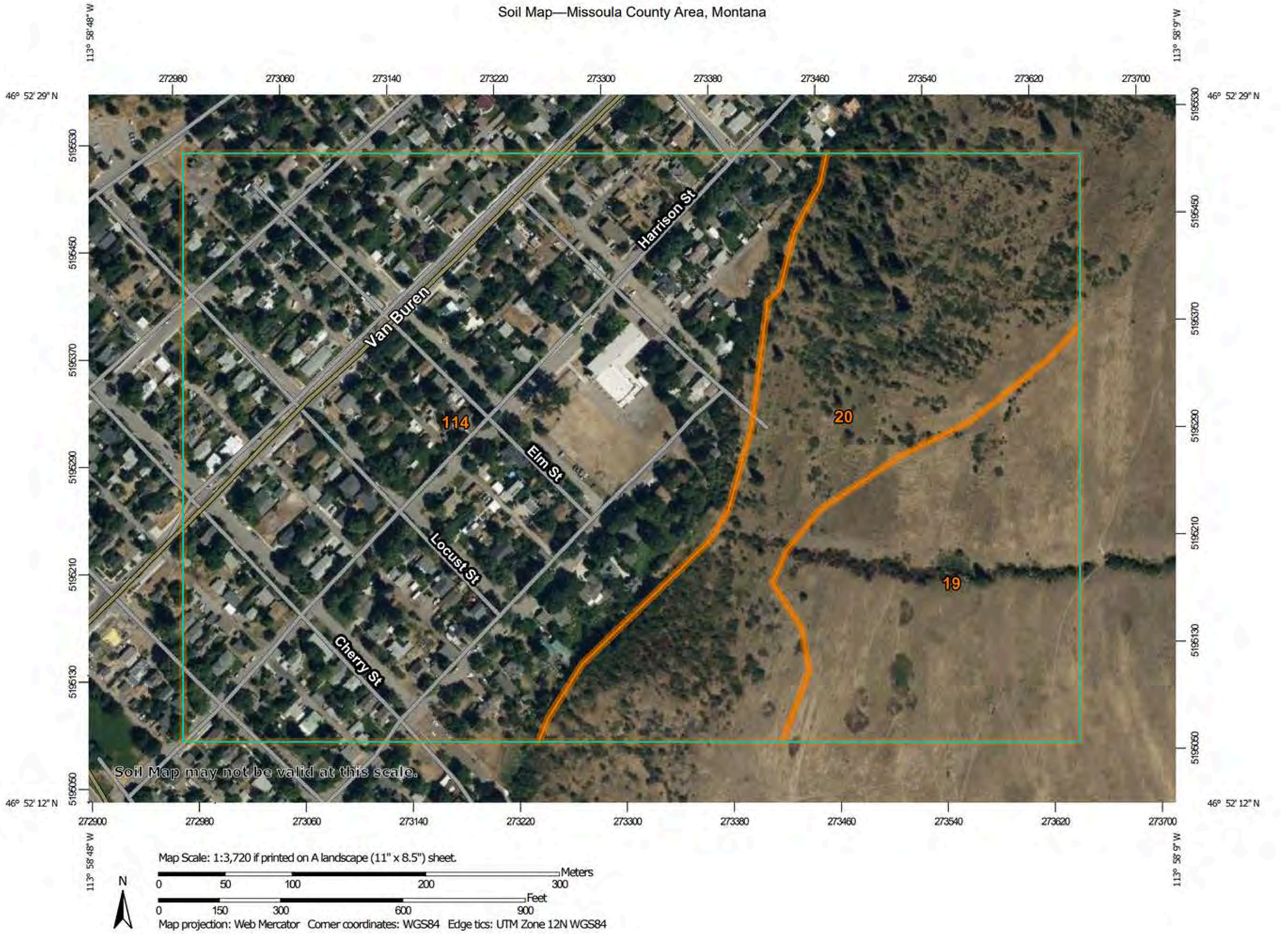
WATER

Flood Zone Determination OUT

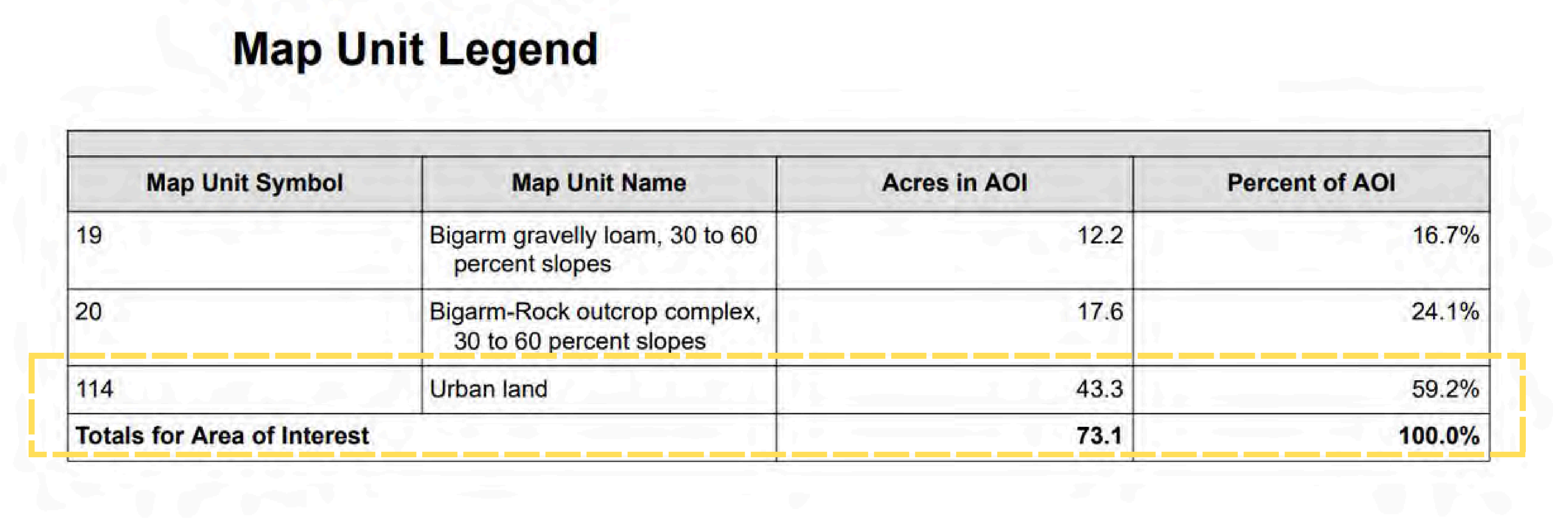
COMMUNITY	300049
PANEL	1480E
PANEL DATE	July 06, 2015
MAP NUMBER	30063C1480E

DOWNLOAD PDF
ADD ADDITIONAL REPORTS
Map
Satellite
RISK OVERLAYS
☑ FLOOD ZONES
X500 or B Zone
A Zone
V Zone
D Zone
Floodway
CBRA
Greenough Park
Rattlesnake
Monroe St
Jackson St
Van Buren St
Harrison St
Briar St
N Van Buren St
Elm St
Locust St
Cherry St
Poplar St
Vine St
Taylor St
Filmore St
Polk St
W Greenough Dr
Peggio Ln
Mt Jumbo Trailhead
The L
Broadway St
E Broadway
Lee St
90
200
Google

Flood Plain


Soil Map—Missoula County Area, Montana
113° 58' 48" W
113° 58' 9" W
46° 52' 29" N
46° 52' 12" N
272980
273060
273140
273220
273300
273380
273460
273540
273620
273700
272900
5195530
5195450
5195370
5195290
5195210
5195130
5195050
Van Buren
Harrison St
Elm St
Locust St
Cherry St
114
20
19
Soil Map may not be valid at this scale.
Map Scale: 1:3,720 if printed on A landscape (11" x 8.5") sheet.
Meters
0
50
100
200
300
Feet
0
150
300
600
900
N
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

Soils

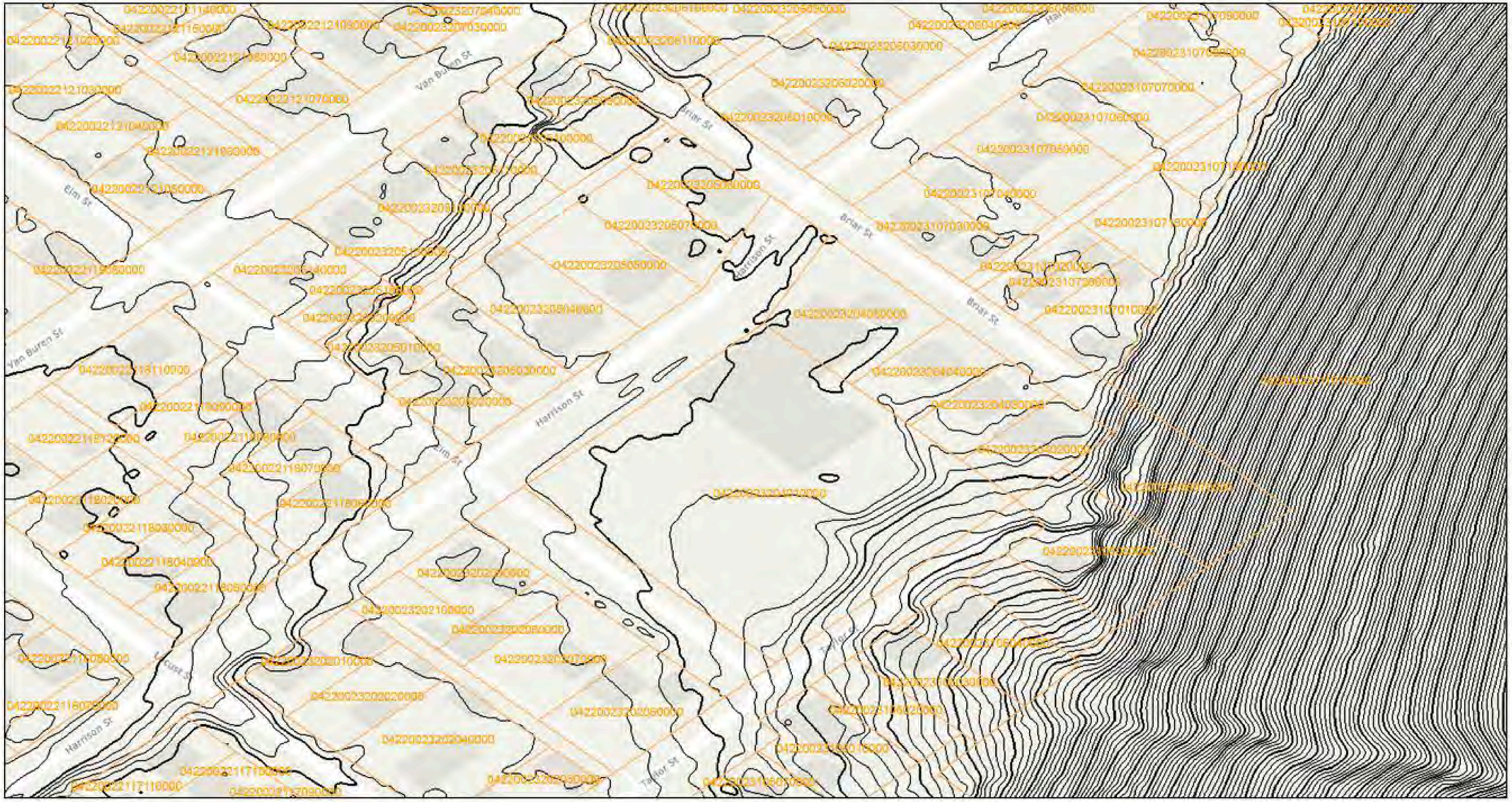


Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
19	Bigarm gravelly loam, 30 to 60 percent slopes	12.2	16.7%
20	Bigarm-Rock outcrop complex, 30 to 60 percent slopes	17.6	24.1%
114	Urban land	43.3	59.2%
Totals for Area of Interest		**73.1**	**100.0%**

Soils

ArcGIS Web Map


Van Buren St
Elm St
Van Buren St
Briar St
Harrison St
Briar St
Briar St
Harrison St
Elm St
Locust St
Harrison St
Taylor St
Taylor St

6/25/2025, 3:49:48 PM

☐ Counties

☐ Parcels

World_Hillshade

1:1,393

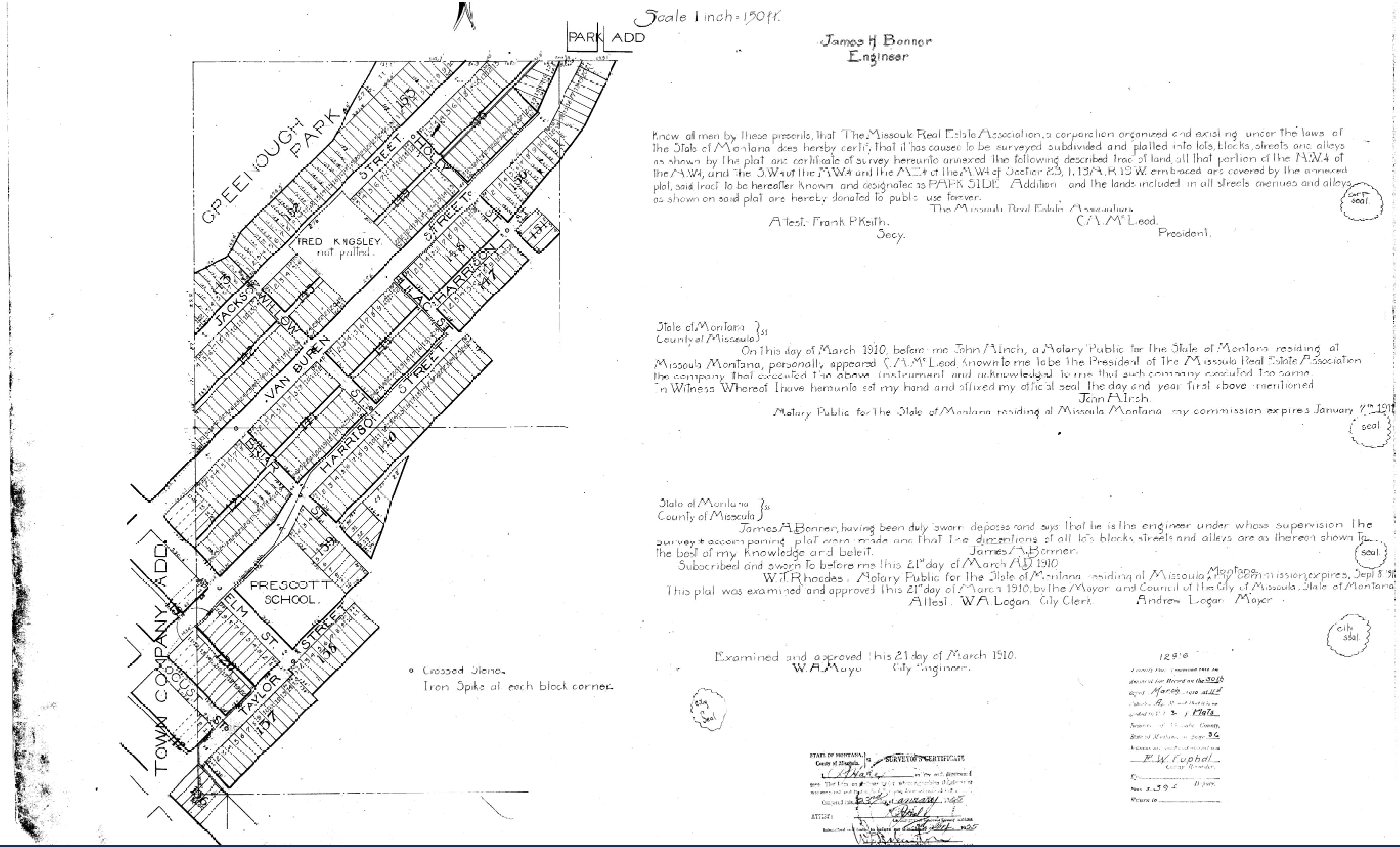
0 0.01 0.02 0.05 mi

0 0.02 0.04 0.08 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

2' Contours

LIDAR | Topography


Scale 1 inch = 150 ft.
PARK ADD
GREENOUGH PARK
STREET
HOLLY
FRED KINGSLEY not platted
JACKSON
WILLOW
VAN BUREN
STREET
HARRISON
STREET
BRIAR
HARRISON
PRESCOTT SCHOOL
ELM ST
STREET
LOCUST
TAYLOR
ST
TOWN COMPANY ADD.
155
152
149
146
150
151
143
153
148
147
142
144
141
140
159
158
157
156
○ Crossed Stone.
Iron Spike at each block corner.

James H. Bonner
Engineer

Know all men by these presents, that The Missoula Real Estate Association, a corporation organized and existing under the laws of the State of Montana does hereby certify that it has caused to be surveyed subdivided and platted into lots, blocks, streets and alleys as shown by the plat and certificate of survey hereunto annexed the following described tract of land; all that portion of the N.W.¼ of the N.W.¼, and the S.W.¼ of the N.W.¼ and the N.E.¼ of the N.W.¼ of Section 23, T. 13 N. R. 19 W. embraced and covered by the annexed plat, said tract to be hereafter known and designated as PARK SIDE Addition and the lands included in all streets avenues and alleys as shown on said plat are hereby donated to public use forever.

The Missoula Real Estate Association.

Attest:- Frank P Keith.
Secy.

C. A. McLeod.
President.

Corp. seal.

State of Montana }ss
County of Missoula }

On this day of March 1910, before me John A Inch, a Notary Public for the State of Montana residing at Missoula Montana, personally appeared C. A. McLeod, Known to me to be the President of the Missoula Real Estate Association the company that executed the above instrument and acknowledged to me that such company executed the same.
In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above mentioned

John A Inch.
Notary Public for the State of Montana residing at Missoula Montana my commission expires January 7th 1911

seal

State of Montana }ss
County of Missoula }

James A Bonner, having been duly sworn deposes and says that he is the engineer under whose supervision the survey & accompaning plat were made and that the dimentions of all lots blocks, streets and alleys are as thereon shown to the best of my knowledge and beleif.

James A. Bonner.

seal.

Subscribed and sworn to before me this 21st day of March A.D. 1910

W. J. Rhoades. Notary Public for the State of Montana residing at Missoula, Montana my commission expires, Sept 8 1912

This plat was examined and approved this 21st day of March 1910, by the Mayor and Council of the City of Missoula, State of Montana.

Attest. W.A. Logan City Clerk. Andrew Logan Mayor.

city seal.

Examined and approved this 21 day of March 1910.
W. A. Mayo City Engineer.

City Seal

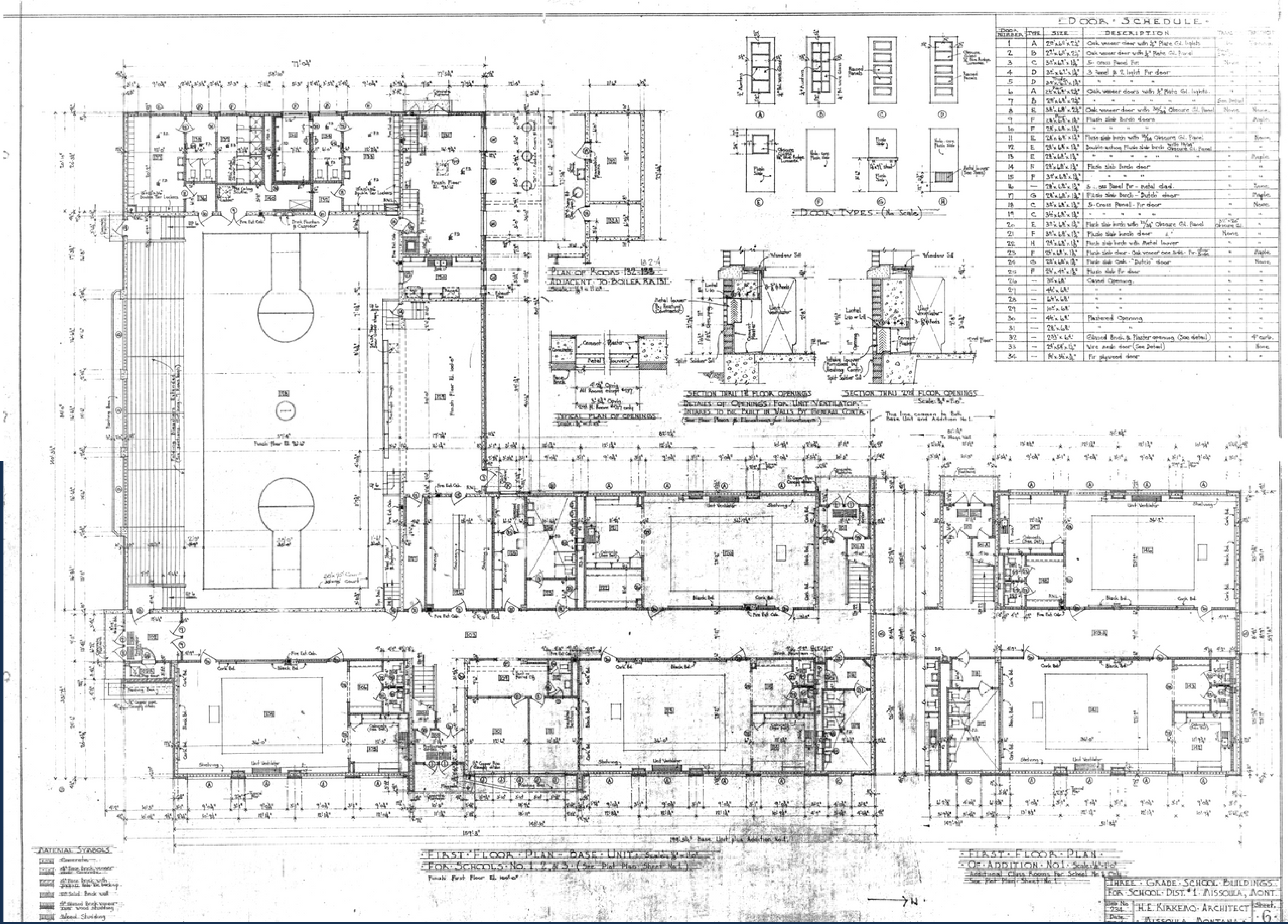
STATE OF MONTANA, }ss. SURVEYOR'S CERTIFICATE
County of Missoula }

ATTEST:

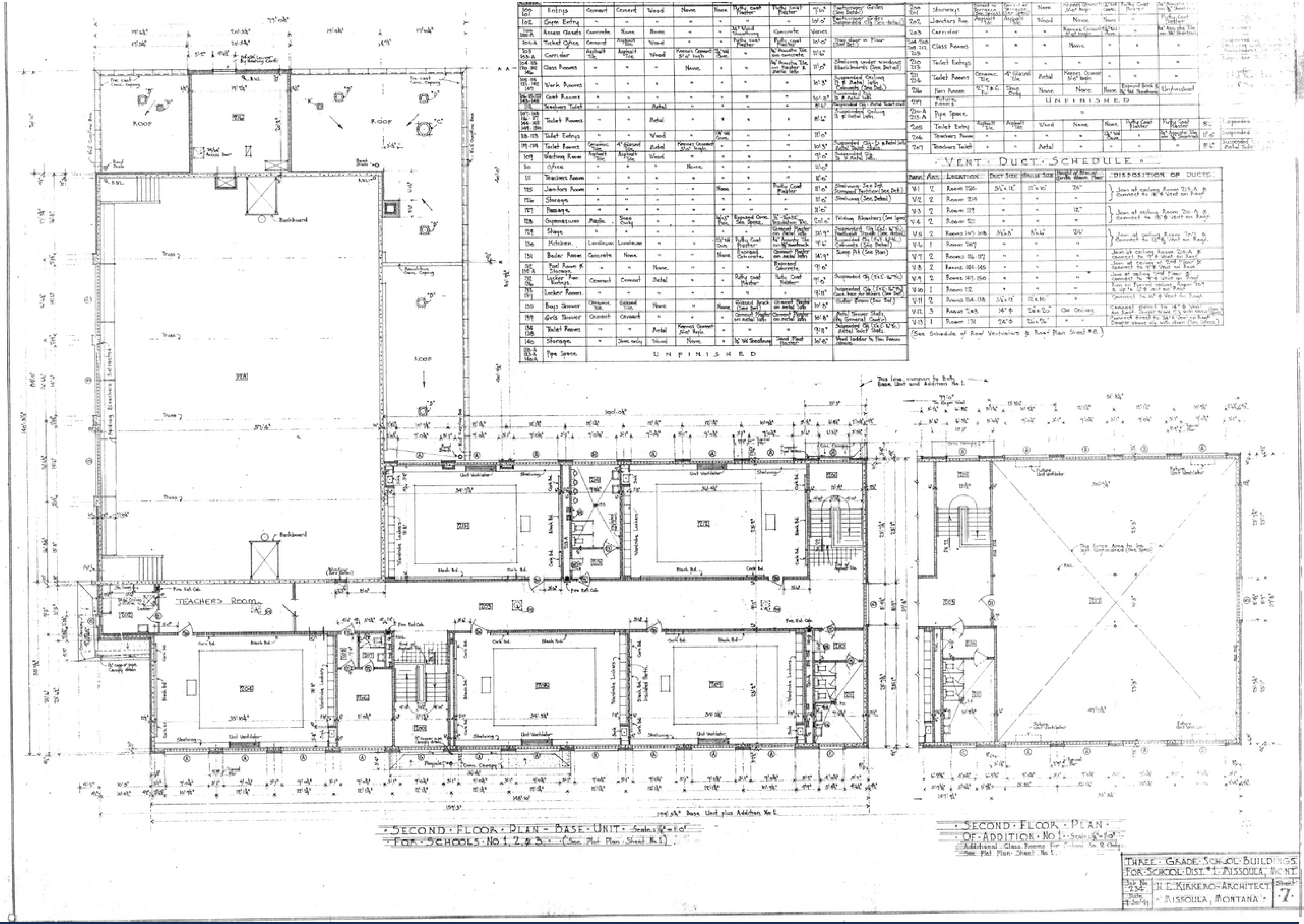
12916

I certify that I received this instrument for Record on the 30th day of March 1910 at 11 15 o'clock A. M. and that it is recorded in 2 of Plats Records of Missoula County, State of Montana, on page 36.
Witness my hand and official seal
F. W. Kuphal
County Recorder.
By ________ Deputy.
Fees $ 3.95
Return to ________

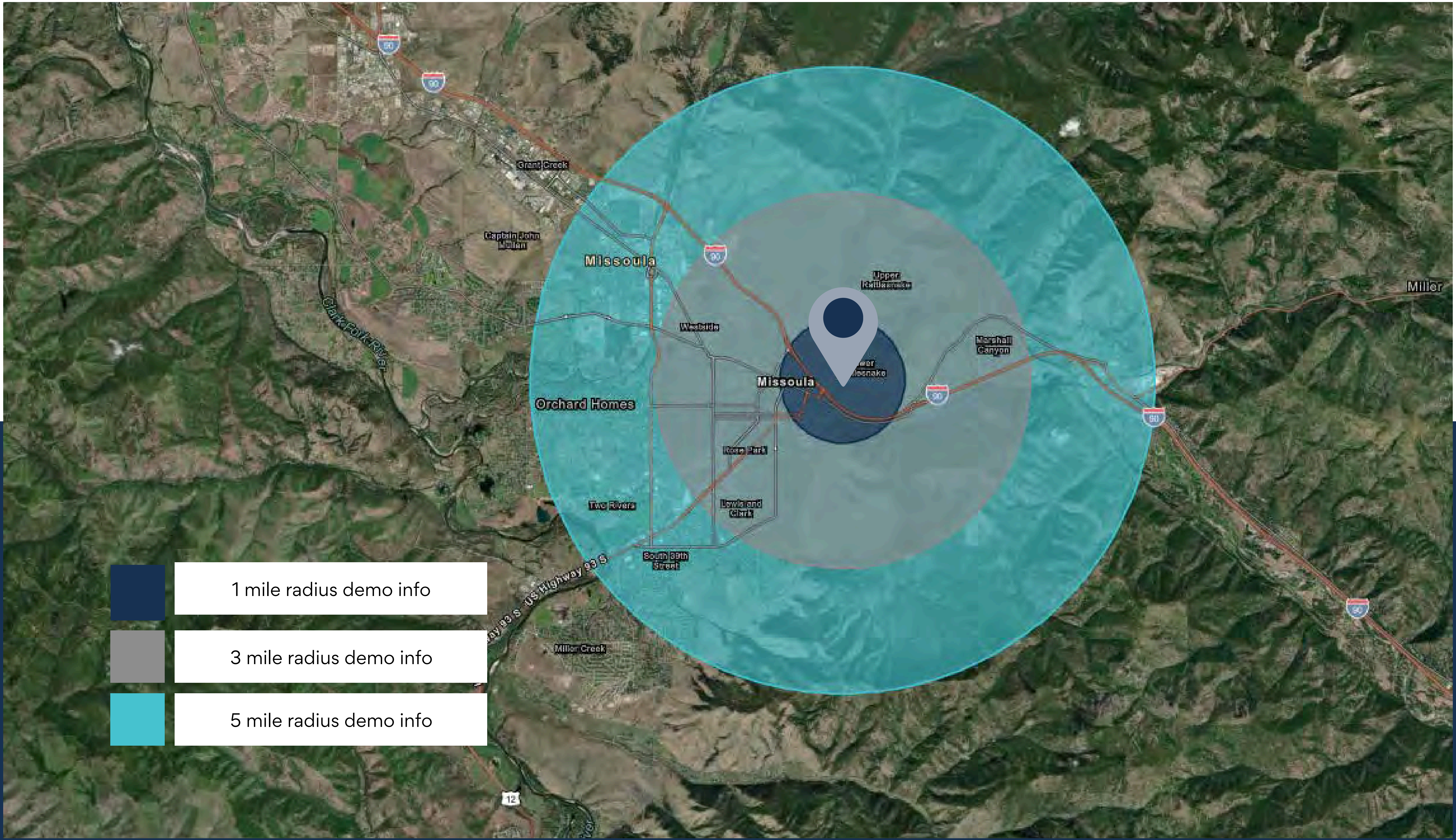
Surveys

DOOR · SCHEDULE
DOOR TYPES · (No Scale)
PLAN OF ROOMS 132-133 ADJACENT TO BOILER RM 131
TYPICAL PLAN OF OPENINGS
SECTION THRU 1ST FLOOR OPENINGS
SECTION THRU 2ND FLOOR OPENINGS
DETAILS OF OPENINGS FOR UNIT VENTILATOR
MATERIAL SYMBOLS
· FIRST · FLOOR · PLAN - BASE · UNIT ·
· FOR · SCHOOLS · No. 1, 2, & 3 · (See Plot Plan · Sheet No. 1)
· FIRST · FLOOR · PLAN ·
· OF · ADDITION · No 1 ·
Additional Class Rooms For School No 3 Only
See Plot Plan · Sheet No. 1
THREE · GRADE · SCHOOL · BUILDINGS ·
FOR · SCHOOL · DIST. #1 · MISSOULA, MONT.
Job No. 234
H.E. KIRKEMO · ARCHITECT
MISSOULA · MONTANA
Sheet · 6 ·

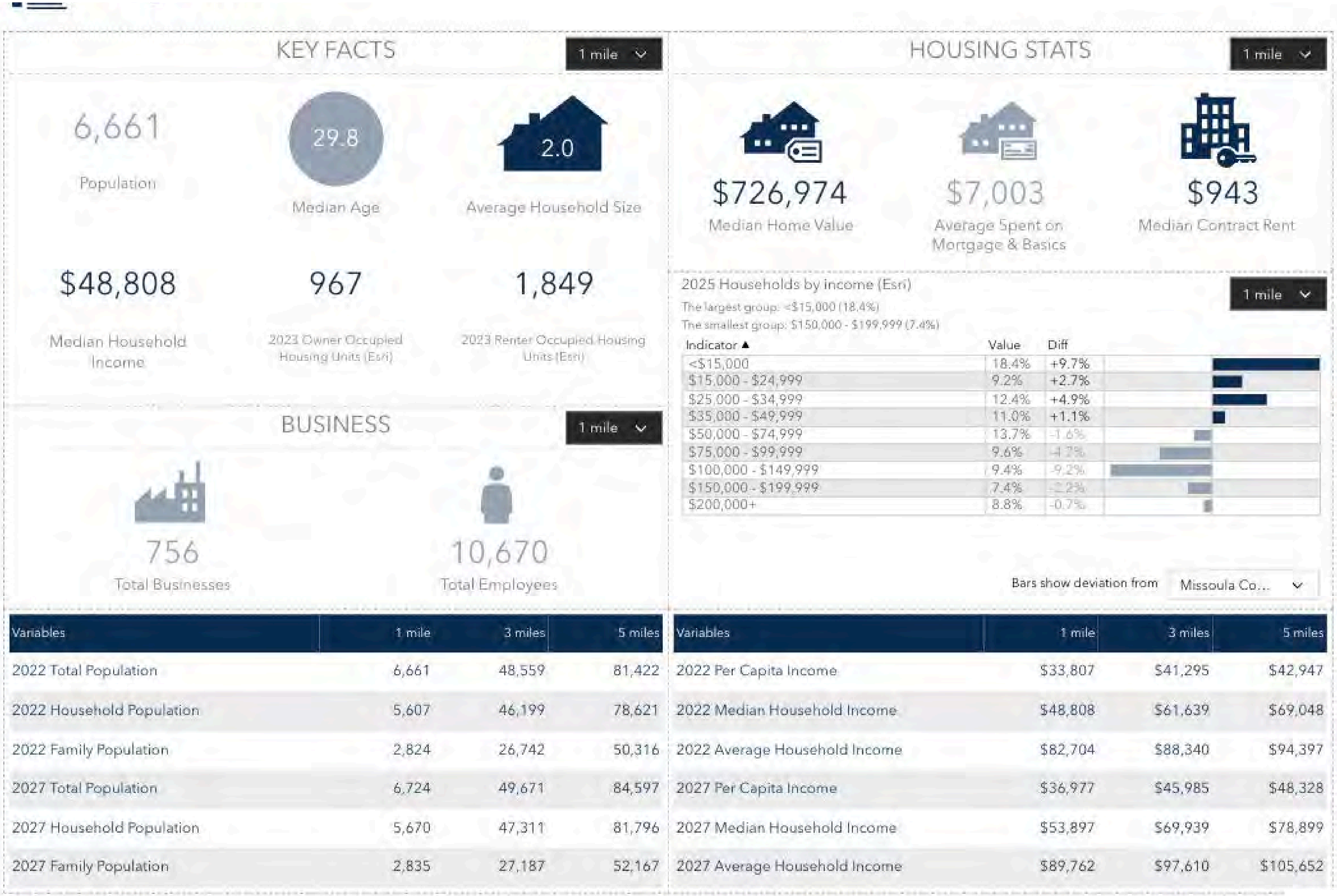
Floor Plan


VENT · DUCT · SCHEDULE
· SECOND · FLOOR · PLAN - BASE · UNIT · Scale: 1/8" = 1'0"
· FOR · SCHOOLS · No 1, 2, & 3. · · (See Plot Plan · Sheet No 1)
· SECOND · FLOOR · PLAN ·
· OF · ADDITION · No 1 · · Scale: 1/8" = 1'0"
Additional Class Rooms For School No. 2 Only.
See Plot Plan · Sheet No 1.
THREE · GRADE · SCHOOL · BUILDINGS
FOR · SCHOOL · DIST. #1 · MISSOULA, MONT.
Job No 234
H. E. KIRKEMO · ARCHITECT
· MISSOULA, MONTANA ·
Sheet · 7 ·

Floor Plan


Grant Creek
Captain John Mullan
Missoula
Upper Rattlesnake
Miller
Westside
Marshall Canyon
Lower Rattlesnake
Missoula
Orchard Homes
Clark Fork River
90
Rose Park
Two Rivers
Lewis and Clark
South 39th Street
US Highway 93 S
Miller Creek
12
🟦 1 mile radius demo info
⬜ 3 mile radius demo info
🟦 5 mile radius demo info

Radius / Drive Time Map



KEY FACTS

6,661
Population

29.8
Median Age

2.0
Average Household Size

$48,808
Median Household Income

967
2023 Owner Occupied Housing Units (Esri)

1,849
2023 Renter Occupied Housing Units (Esri)

HOUSING STATS

$726,974
Median Home Value

$7,003
Average Spent on Mortgage & Basics

$943
Median Contract Rent

2025 Households by income (Esri)

The largest group: <$15,000 (18.4%)

The smallest group: $150,000 - $199,999 (7.4%)

Indicator ▲	Value	Diff
<$15,000	18.4%	+9.7%
$15,000 - $24,999	9.2%	+2.7%
$25,000 - $34,999	12.4%	+4.9%
$35,000 - $49,999	11.0%	+1.1%
$50,000 - $74,999	13.7%	-1.6%
$75,000 - $99,999	9.6%	-4.2%
$100,000 - $149,999	9.4%	-9.2%
$150,000 - $199,999	7.4%	-2.2%
$200,000+	8.8%	-0.7%

Bars show deviation from Missoula Co...

BUSINESS

756
Total Businesses

10,670
Total Employees

Variables	1 mile	3 miles	5 miles
2022 Total Population	6,661	48,559	81,422
2022 Household Population	5,607	46,199	78,621
2022 Family Population	2,824	26,742	50,316
2027 Total Population	6,724	49,671	84,597
2027 Household Population	5,670	47,311	81,796
2027 Family Population	2,835	27,187	52,167

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	$33,807	$41,295	$42,947
2022 Median Household Income	$48,808	$61,639	$69,048
2022 Average Household Income	$82,704	$88,340	$94,397
2027 Per Capita Income	$36,977	$45,985	$48,328
2027 Median Household Income	$53,897	$69,939	$78,899
2027 Average Household Income	$89,762	$97,610	$105,652

Key Facts

COMPARABLES

Mullan Rd
Mullan Rd
Mullan Rd
W Broadway
N Russell
N Higgins
10
90
S 14th St W
12
S Higgins
South Ave W
39th St
93

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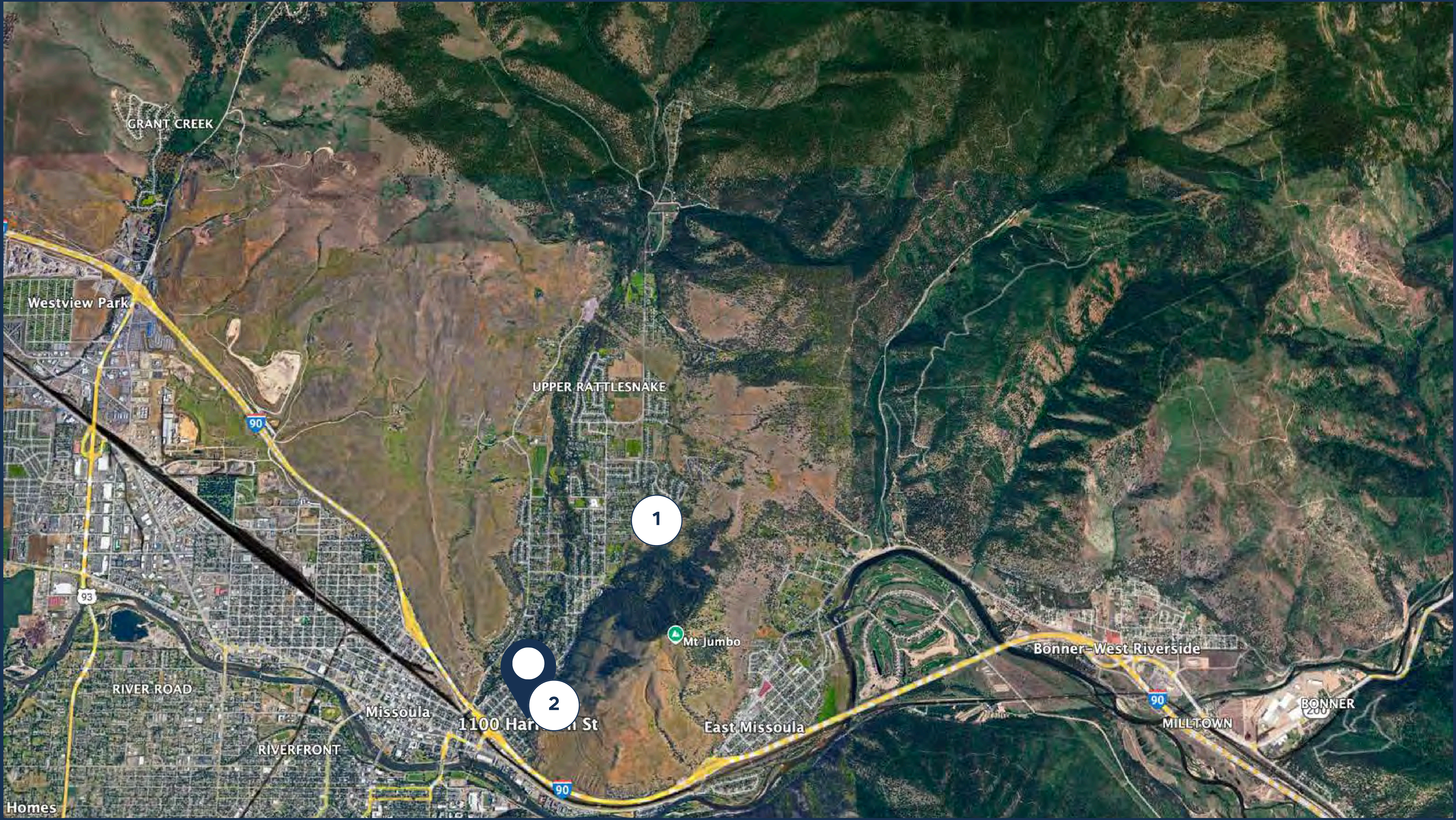
Sale Comparables | Rattlesnake Lots

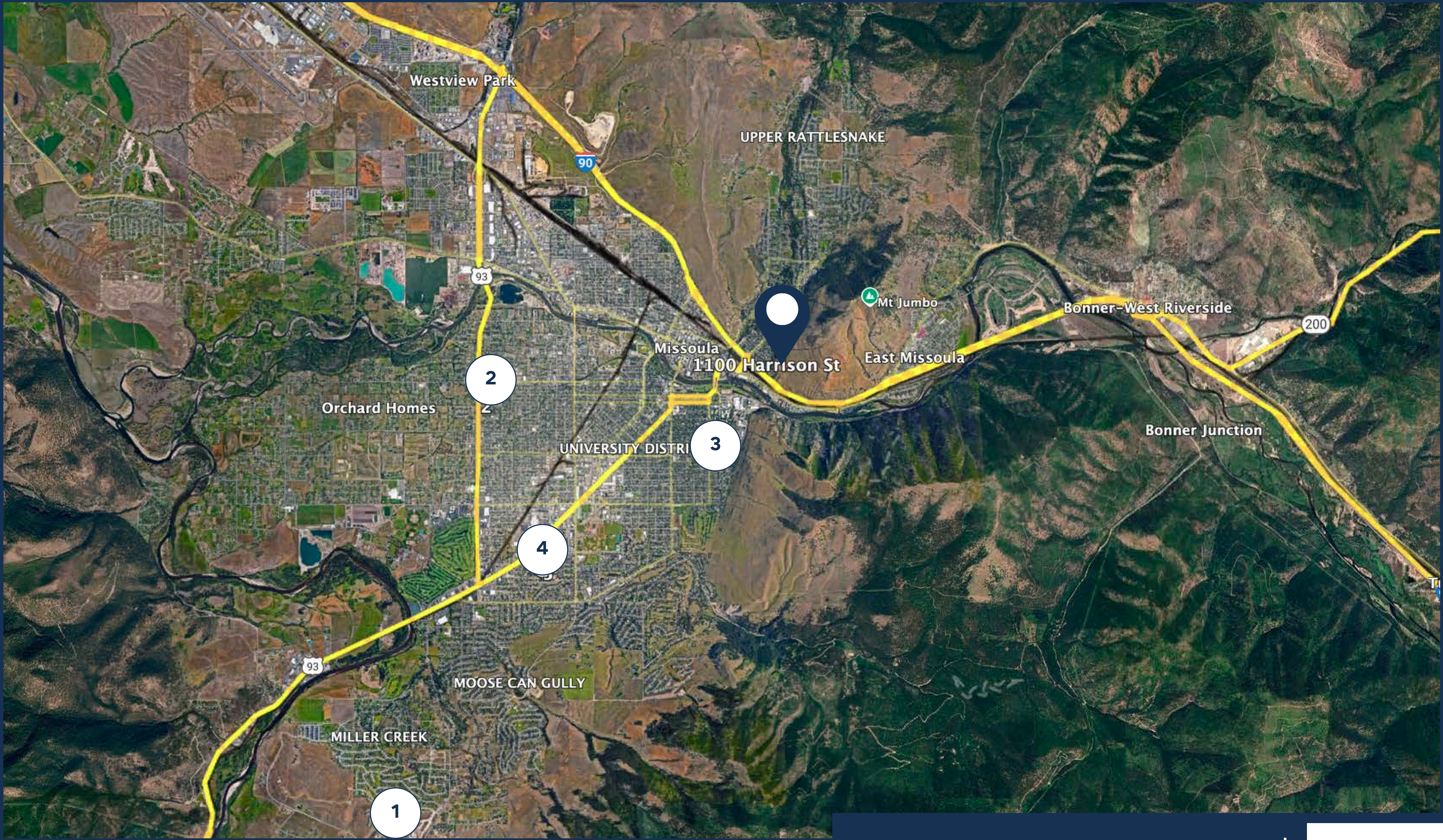
Map	Name	City	Asset Type	Closed Date	Sold Price	Sold $/SF	Lot Size (Acres)	Total SF	Zoning	DOM	Notes
3	18 Greenbrier Ln	Missoula	Land	2024-08-06	$470,000	$23.98	0.45	19,602	R20	41	Quiet cul-de-sac lot with city and wilderness views near top of Lincoln Hills.
6	1008 Briar St	Missoula	Land	2023-10-03	$275,000	$26.20	0.24	10,498	R5.4	37	Triangular lot at Mount Jumbo base near downtown with quiet setting and R5.4 zoning.
			Average		$372,500	$25.09	0.35	15,246		39	
			Median		$372,500	$25.09	0.35	15,246		39	
			Weighted			$24.75					


GRANT CREEK
Westview Park
UPPER RATTLESNAKE
90
1
93
Mt Jumbo
Bonner-West Riverside
RIVER ROAD
2
Missoula
1100 Har St
East Missoula
90
MILLTOWN
BONNER
200
RIVERFRONT
90
Homes

Sale Comparables | Rattlesnake Lots

Sale Comparables | R5.4 Lots City-Wide

Map	Name	Closed Date	Sold Price	Sold $/SF	Lot Size (Acres)	Total SF	Zoning	DOM	Notes
1	NHN Avery Ln	2024-10-10	$105,000	$11.48	0.21	9,148	R5.4	147	A build-ready lot in Linda Vista with available custom floorplans and scenic views near parks and a new neighborhood hub.
2	Unit 2 Davis St	2024-07-31	$169,900	$36.09	0.11	4,708	R5.4	113	Shovel-ready townhome lot with utilities in place, approved plans, and access via a new private road and sidewalks.
3	1536 Arthur Ave	2024-07-31	$275,000	$56.37	0.11	4,879	R5.4	71	A rare infill lot in Missoula's University District offering a prime location near campus and downtown amenities.
4	Lots 18 & 19 McDonald Ave	2023-06-30	$198,000	$23.27	0.20	8,509	R5.4	217	A centrally located corner parcel with two legal lots, alley access, and proximity to retail, schools, and parks.
		Average	**$186,975**	$31.80	0.1575	6,811		137	
		Median	**$183,950**	$29.68	0.155	6,694		130	
		Weighted		$27.45					


Westview Park
90
UPPER RATTLESNAKE
93
Mt Jumbo
Bonner-West Riverside
200
Missoula
1100 Harrison St
East Missoula
2
Orchard Homes
Bonner Junction
3
UNIVERSITY DISTRI
4
93
MOOSE CAN GULLY
MILLER CREEK
1

Sale Comparables | R5.4 Lots

Sale Comparables Instititional Properties

Address	City	Close Deal Date	Sold Price	PPSF (Building)	PPSF (Land)	Building SF	Listed Acres	Land SF	Year Built	Zoning	Notes
4720 23rd Ave	Missoula	6/20/2023	$2,715,000	$64.82	$12.47	41,886	5.00	217,800	1960	R40	Former rehabilitation/healthcare facility, sold to a home providing assistance to expecting mothers.
1714 S Reserve St	Missoula	10/14/2022	$2,650,000	$173.19	$40.29	15,301	1.51	65,776	1972	C1-2	Church building with an apartment, sold to a church.
11395 Highway 93 S	Lolo	6/15/2022	$4,100,000	$52.92	$3.06	77,479	30.75	1,339,470		Unzoned	Former school in Lolo on a large parcel of land, sold to home developer. Still vacant.
5400 Frontage Rd	Manhattan	8/6/2020	$799,000	$67.20	$5.10	11,890	3.60	156,816	1922	MU - Mixed Use	Schoolhouse building
34 North Rouse	Bozeman	10/17/2022	$2,916,000	$311.61	$148.76	9,358	0.45	19,602	1965	B-3	Old Fire Station in the heart of downtown Bozeman, sold for redevelopment with affordable housing.
Subject- 1100 Harrison			**$1,500,000**	**$57.69**	**$14.00**	**26,000**	**2.409**	**104,936**		**R 5.4**	

SterlingCRE
ADVISORS

Brokerage Advisors

MATT MELLOTT, CCIM | SIOR

Managing Partner & Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multifamily investments.

CLAIRE MATTEN, CCIM | SIOR

Partner & Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.

RYAN SPRINGER, CCIM

Partner & Commercial Real Estate Advisor

Ryan Springer spent several years in the Marines, then transitioned to supply chain management roles around the Pacific Northwest. The complex world of commercial real estate was a natural step for Ryan as he returned to his hometown of Bozeman, Montana, where he has managed transactions for 15+ years.

Brokerage Advisors

CONNOR MCMAHON

Commercial Real Estate Advisor

Connor McMahon specializes in retail transactions, market penetration strategies, and complex lease negotiations. With a transaction volume exceeding $150 million, Connor has successfully represented a diverse range of clients, from small businesses to Fortune 500 companies.

CASEY ROSE, CCIM

Commercial Real Estate Advisor

A team captain at Rutgers University, a national champion in big-mountain skiing, and a commercial real estate specialist: Casey Rose is a well-rounded and dedicated member of the SterlingCRE Advisors team with a background in multifamily investment.

DYLAN HARRINGTON

Commercial Real Estate Advisor & Transaction Coordinator

Dylan sees something different than most people when he tours a commercial building: he's thinking about the nuts, bolts, and guts of the space. With this wealth of knowledge, Dylan adds substantial value to every Sterling project.

JOE TREDIK

Leasing Specialist

Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team. He leverages his accounting background and leasing experience to provide clients with detailed financial analysis and strategic insights that enable clients to make well informed leasing decisions.

Operations & Data Team

SIERRA PIERCE

Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.

SARA TOWNSLEY

Research Director

Sara manages the extensive library of real estate data that provides the Sterling team accurate and up to date information on transactions and sales. Her attention to detail and organization allows for efficient valuations and pricing guidance. Sara is also the first to know about new developments and businesses in the community.

JUDY POWELL

Director of Accounting & Finance

Judy manages accounting for all transactions and is a stickler for details. With extensive public and private experience, she is adept at adhering to rigorous compliance and reporting standards. Judy also has experience in development financing.

Marketing Team

MAGGIE COLLISTER

Marketing & Project Analyst

With a background in real estate development and graphic design, Maggie creates punchy and compelling marketing pieces for listings. Her understanding of real estate and economic trends and data create strong selling points for properties in Montana's growing markets.

JESSICA BALDWIN

Brand Marketing & PR Director

Jessica enhances property visibility through strategic marketing in print, digital, and PR. Drawing on her background in brand building and online lead generation, she effectively positions properties to attract the right audience, maximizing their market presence and investment potential.

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Limiting ConditionsStudy outcomes are based on our analysis of the information available to us from our researchas of the date of report creation. As such, we assume the client has offered correct and reliable information. Further, we assume the client has informed us about any issues that would affectproject feasibility. The study is based on current and expected trends of the economy and realestate market. However, economic conditions change, as do real estate markets. As such, weinsist that clients continuously track the economy and real estate market. We stronglyencourage clients to revisit findings from the study continuously and to revisit key projectassumptions periodically to ensure they are still justified. Given the changing marketconditions and potential for shifting consumer preferences, projected and actual results willlikely differ. Market conditions and projections frequently are different than expected. We donot express any form of assurance on the achievability of any pricing or absorption estimatesof reasonableness of the underlying assumptions. The study assumes "normal" real estatemarket conditions and not conditions of an "up" or "down" market. Economic, employment,population & household growth and consumer confidence are assumed to occur more or lessin accordance with current expectations. There are no assurances about the ability to secureneeded project entitlements; in the cost of development or construction; in tax laws that favoror disfavor real estate markets; or in the availability and/or cost of capital and mortgagefinancing for real estate developers, owners and buyers. If any major change in marketconditions occurs, this study analysis should be updated, with the conclusions andrecommendations summarized herein reviewed and reevaluated. We have no responsibility toupdate our analysis for events and circumstances occurring after the date of our report.Clients are advised to independently verify the accuracy and completeness of all summariesand information contained herein, to consult with independent legal and financial advisors,and carefully investigate the economics of this development.

APPENDIX B.5

RATTLESNAKE PROPERTY BOV

SterlingCRE
ADVISORS

August 2025

BROKER OPINION OF VALUE

Rattlesnake Property

Prepared for Missoula County
Public Schools

Prepared by
Matt Mellott, CCIM | SIOR
Matt@SterlingCREadvisors.com

SterlingCRE
ADVISORS

Contents

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Executive Summary

Valuation Summary

Location Study

Market Comparables

Brokerage Team

Limiting Conditions

Executive Summary

SterlingCRE Advisors is pleased to present Missoula County Public Schools, with a Broker Opinion of Value for the property located at NHN Rattlesnake Drive, also referred to as the Rattlesnake Property.

In the evaluation, the local team reviewed the properties, analyzed sale and lease comparables, and studied current market conditions.

Address	NHN Rattlesnake Drive
Asset Type	Land
Square Footage (per source)	±230,000 SF (est from CAMA)
Total Acreage	±5.3 Acres
Property Tour Conducted	July 28, 2025

Prepared by
Matt Mellott, CCIM | SIOR
406.203.3950
Matt@SterlingCREadvisors.com

Valuation Summary

Key Takeaways

The Rattlesnake property is a good candidate for low-density, residential development because of its attractive location. Currently, it is located outside Missoula city limits and has no zoning designation. If the land is brought into the City of Missoula, it would most likely be zoned R20 (or the equivalent density of 2 dwelling units per acre under the forthcoming zoning update), which matches nearby neighborhoods.

This type of zoning would allow for lower-density, single-family homes, similar to what's already in the area. Trying for a higher-density zoning could raise the land's value, but it would likely face opposition from neighbors who are concerned about losing park space and the limited access to the site.

Because of that, preemptively pursuing R20 (equivalent) zoning seems like the most realistic and community-friendly option. Before listing the property for sale, the school district should take care of a few important steps: adjusting the property line to separate the park, making sure the site can connect to city water and sewer, and confirming development rights. Once these steps are done, the property will likely attract strong interest from local developers. If priced in line with the Likely Range of Value (LRoV) and Suggested List Price (SLP).

The SLP at right assumes the entire 5.3 acres (+/-) are platted and sold in +/- 0.5 acre lots. The high end of the LRoV assumes that conservation/cluster development is used to preserve more open space. While less value is generated for the school district, this approach may help assuage nearby resident concerns about devleopment of the site.

> The most likely buyer of this property is a developer looking for a low-density, high-end home development.

Likely Range of Value

Low	High
$1,250,000	**$1,500,000**
($5.50/SF)	($6.50/SF)

Definition: The price range we anticipate the property to trade within based on recent market data.

Suggested List Price

$1,925,000

($8.33/SF)

Definition: An initial, forward-looking price that anticipates continued market growth and positions the property to benefit from that growth.

Marketing Time

12 to 15 months

Definition: The amount of time we anticipate will be needed to secure a buyer or tenant for the property within the Likely Range of Value.

Valuation Summary continued

Highest Value Use of Property As-Is & As-Vacant

The most likely and highest-value use of the property is for lower-density residential development. As it stands, the parcel holds limited value for commercial or industrial uses. Its proximity to a public park further supports its alignment with residential uses.

Highest Value Buyer

The most qualified and highest-value buyer for this site would be a residential infill developer capable of obtaining entitlements for maximum density, as per the R20 (or equivalent) zoning designation. Given the desirability of the Rattlesnake area, a buyer in this category may be willing to pay a premium if 20,000 sf lots can be platted. One way to enhance the value of the property is to confirm viable access, zoning, and a realistic path to access water and sewer prior to marketing for sale.

Property Challenges & Wildcards

This site carries several development challenges. The most immediate is physical access. There is limited access from Rattlesnake Drive and the park to the south. The SLP and LRoV in the preceding pages assumes that physical and legal access are obtainable for this parcel. If they are not, the value will be dramatically lower.

A boundary line adjustment is also likely needed before any sale can proceed, adding an administrative hurdle. While nearby utility services improve feasibility, the property's lack of zoning presents a more complex issue. The application of zoning to the parcel will be required to support meaningful development.

As often happens with infill sites near parks and within a beloved neighborhood, public opposition to development may arise. The surrounding zoning is primarily City of Missoula R20 with multiple PUD overlays. A developer would need to pursue either a small-lot subdivision (e.g., half-acre lots) or a well-integrated PUD proposal. Either option will require strategic community engagement and a careful entitlement approach. This process could be drawn out, so the time to close on the property may be extended if zoning is not obtained prior to listing the property for sale.

Market Trajectory

Despite broader economic headwinds, demand for well-located residential land in Missoula remains strong. Sites in highly sought-after neighborhoods like the Rattlesnake are consistently in demand. One of the biggest constraints in the for sale housing market is the limited availability of development-ready land. Sites that allow high-density development are seeing slower activity due to high construction and financing costs. Properties offering room for added value through entitlements and subdivision remain attractive. If priced well and brought to market with zoning, legal and physical access and water / sewer settled, this site would be likely to go under contract quickly. Developers are eager to tap into the enduring appeal of the Rattlesnake neighborhood.

Comparables Analysis

Comparable sales for this property are mostly R20-zoned lots in Missoula, with finished lot prices averaging around $13/St. Lots in the Rattlesnake neighborhood tend to sell at a premium, which suggests stronger demand in this area. A lot on Greenbrier sold for almost $24/SF in August 2024, which may be a better indication of finished lot value for R20 lots that are roughly 0.45 acres.

To go from finished lot values to raw land value, some assumptions need to be made. Assuming R20 or equivalent zoning is obtained, and the full 5.3 acres of the subject property are obtained at max density, then up to 11 or 12 lot are possible. This, again, assumes that street right-of-way is not dedicated to the city but is rather an access easement. Assume $400,000 per lot finished lot on 11 lots, the max potential proceeds for a development are $4,400,000. After backing out a 25% developer mark-up ($880,000), and $1,600,000 for approximately 800LF of infrastructure, roads and soft costs, the max a developer is likely to be willing to pay for the raw land is approximately $1,920,000. This aligns with our Suggested List Price on the prior page.

LOCATION STUDY

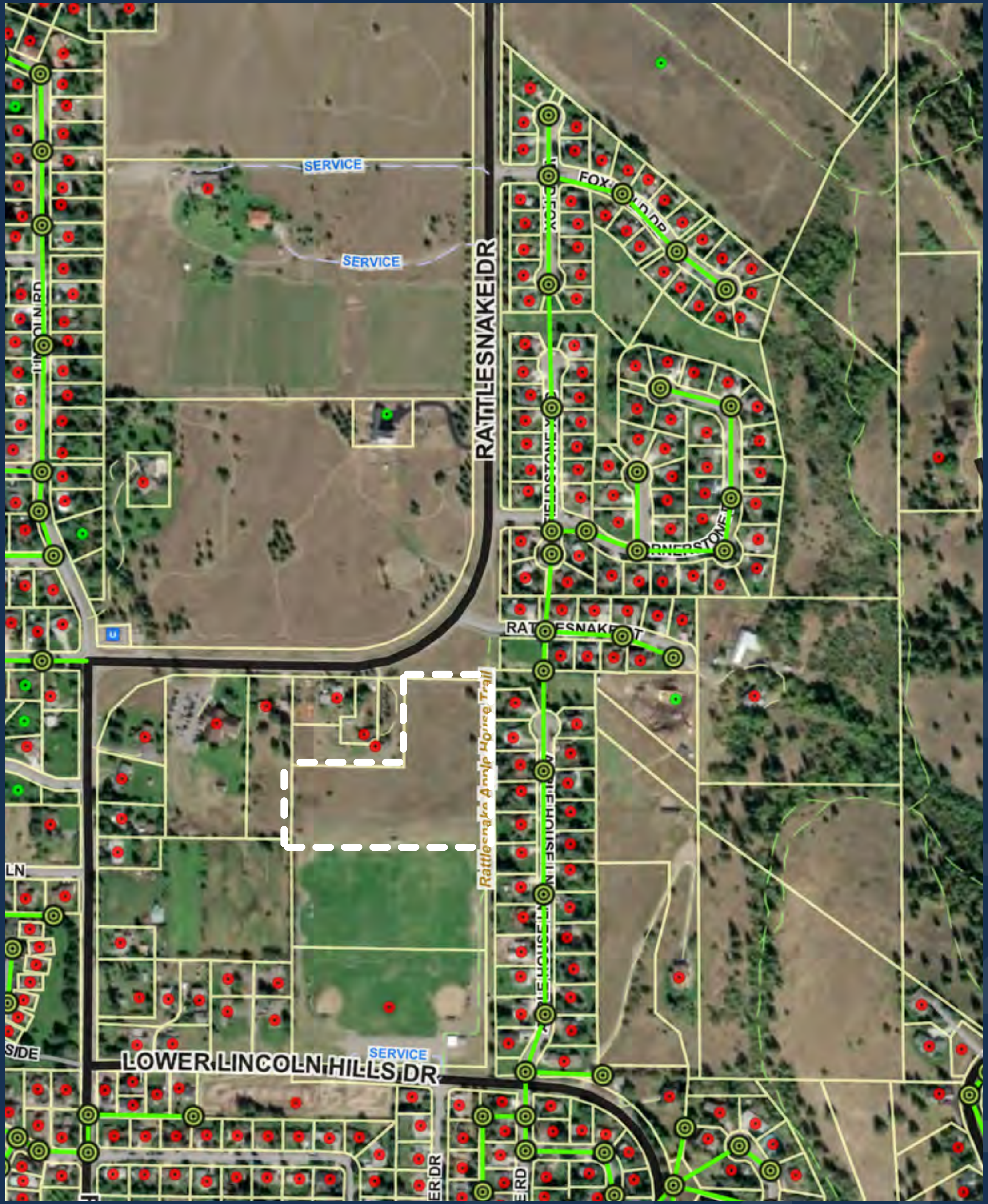
SterlingCRE
ADVISORS

Property Summary

Property Type	Vacant Land
Square Footage (per survey)	±230,000 SF
Total Acreage	±5.3 acres
Services	None to Site; Services Nearby
Access	Rattlesnake Drive
Zoning	Unzoned
Geocode	04-2200-11-4-22-01-0000
Property Taxes	$0.00 (2025)

Note, the MCPS would only sell the part of the parcel outlined on the map; the acreage reflects that portion and not the entire parcel

NHN Rattlesnake Drive

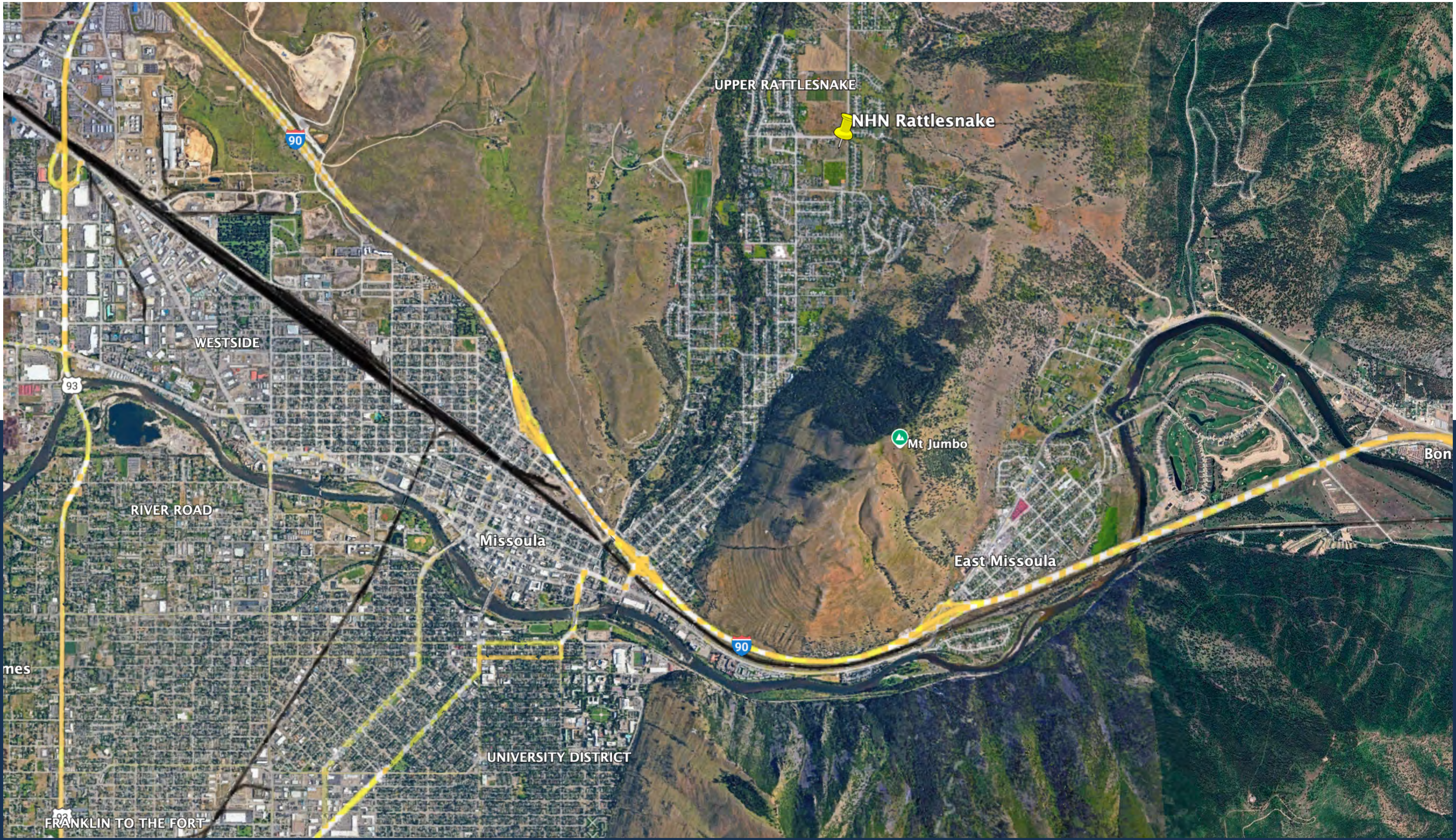

SERVICE
SERVICE
RATTLESNAKE DR
FOX
RATTLESNAKE CT
LOWER LINCOLN HILLS DR
SERVICE

Property Strengths

- Desirable location for residential development
- Substantial parcel for residential
- Utilities in area
- Roads in place
- Unzoned

Property Challenges

- Unzoned- surrounded by lower density zoning
- Access is uncertain
- Requires moving a boundary line
- Utility status will need further investigation


UPPER RATTLESNAKE
NHN Rattlesnake
90
WESTSIDE
93
Mt Jumbo
Bon
RIVER ROAD
Missoula
East Missoula
90
mes
UNIVERSITY DISTRICT
FRANKLIN TO THE FORT

Regional Locator Map

Title Review

CAMA Review

The CAMA review shows that the property encompasses ±11 acres. Per the WGM work group, this entire parcel would NOT be available for sale. The southern half of the property, ±5-6acres, would be retained for use as athletic fields, joined with the school district's other parcel to the south. This would require a boundary line relocation to create a reminder parcel to be sold off.

Tax Review

Taxes of $0.00 per year are up to date. The property is assessed at a value of $662,440 as of 2024 and includes the entire parcel of 11 acres.

Survey & Subdivision Review

The survey shows the two parcels consisting of 16.6 acre, which includes the school district's property to the south. The property would need a boundary line relocation prior to it's sale to create a sellable remainder lot clear of the playing fields.

Environmental

No known environmental issues were found.

CC&R's

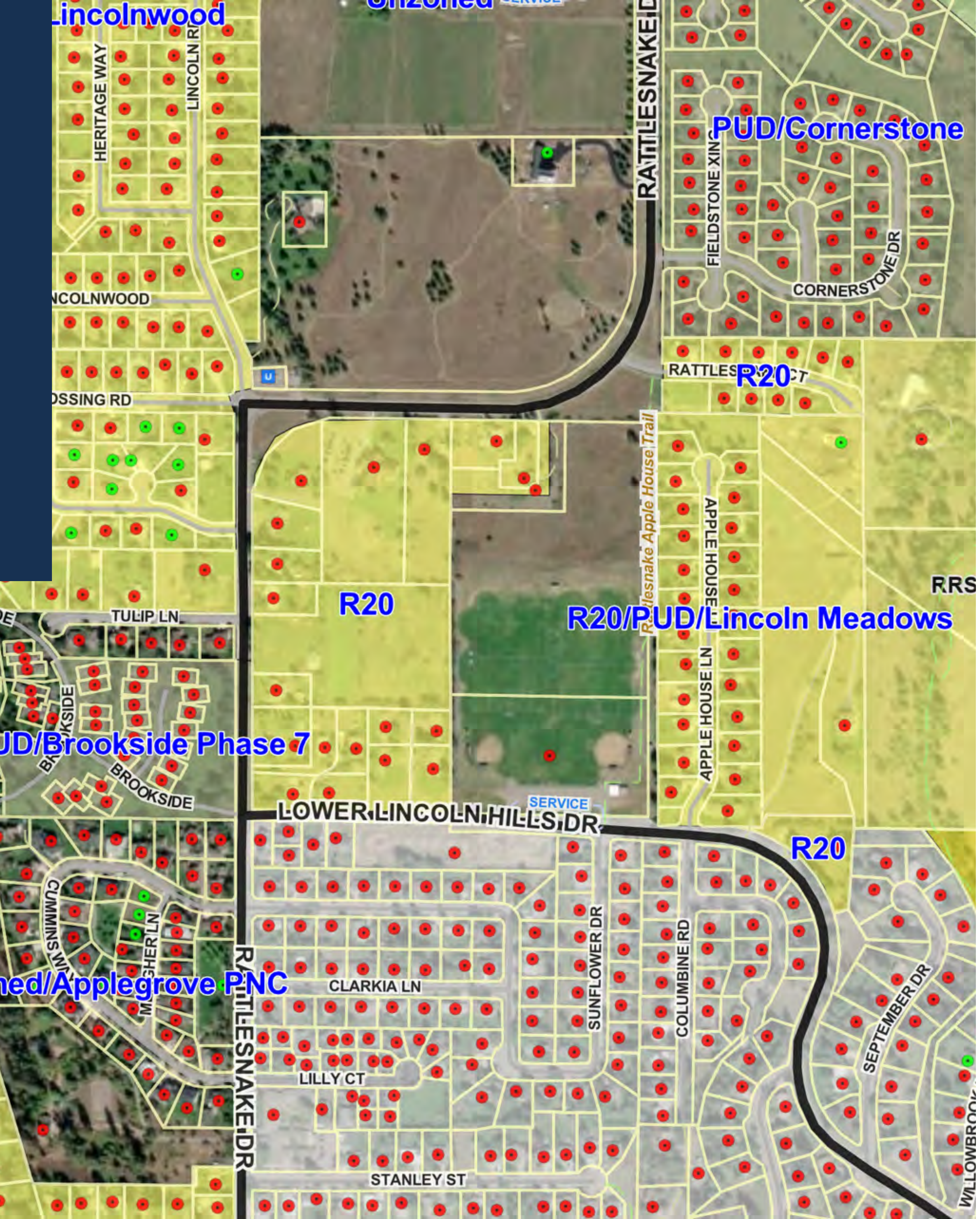
No CC&R's were found.

Deed Review

The quitclaim deed covers the 11 acres to the north and excludes the acreage to the south. There are also notes regarding a 30' public roads easement to the east and a 30' public roads easement to the north; these are not shown on the survey.

Other

There is a trail that runs on the eastern edge of the site. Access to the site could be challenging. The tie into Rattlesnake Drive is a sharp curve with existing road cuts. Utilizing the public road easement to the east of the site could interfere with the existing trail. Access issues could potentially significantly impact the site's value and should be resolved prior to bringing the property to market.

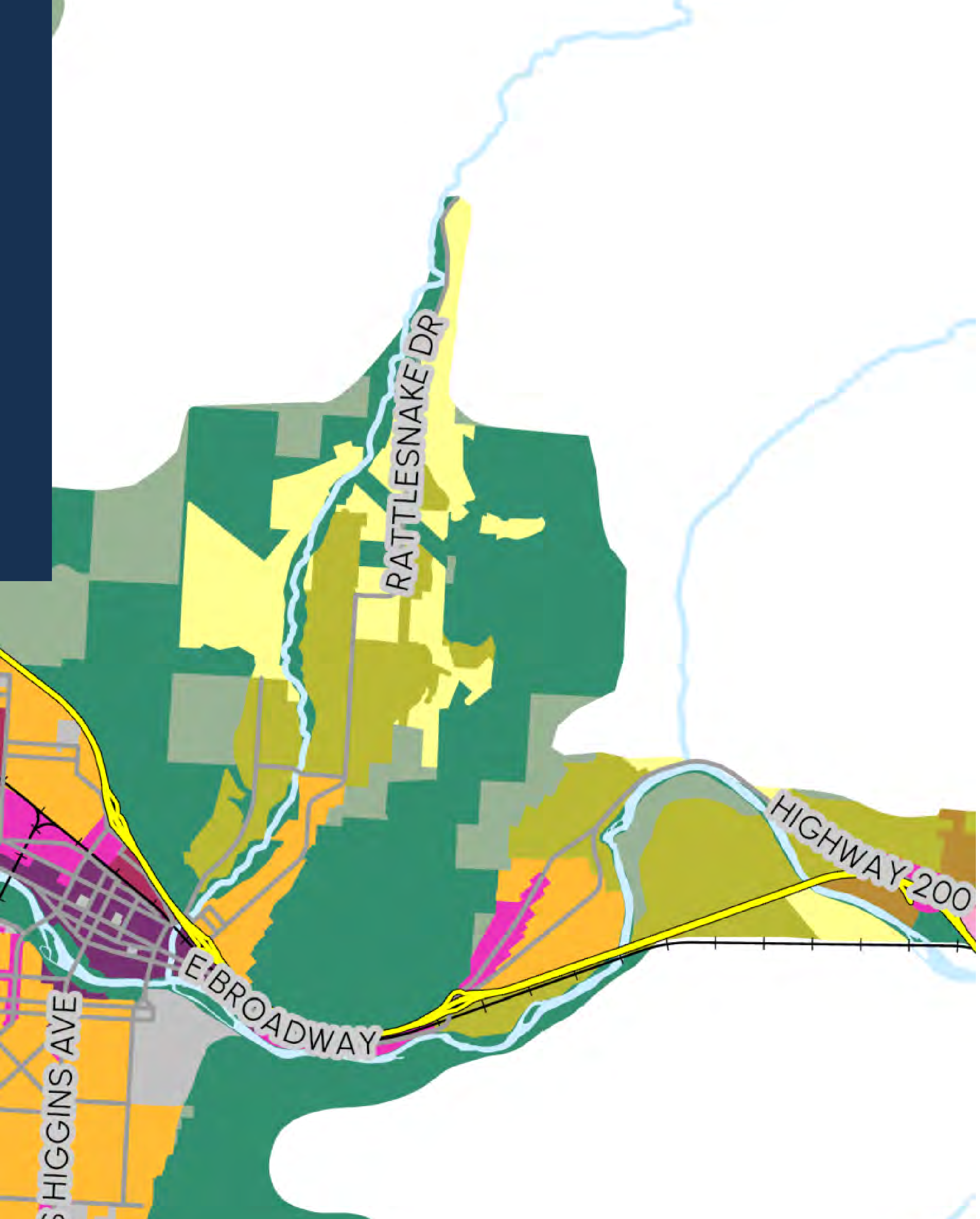

Lincolnwood
Unzoned
SERVICE
HERITAGE WAY
LINCOLN RD
RATTLESNAKE DR
PUD/Cornerstone
FIELDSTONE XING
CORNERSTONE DR
NCOLNWOOD
OSSING RD
RATTLESNAKE CT
R20
R20
Rattlesnake Apple House Trail
APPLE HOUSE LN
APPLE HOUSE LN
R20/PUD/Lincoln Meadows
RRS
TULIP LN
UD/Brookside Phase 7
BROOKSIDE
BROOKSIDE
SERVICE
LOWER LINCOLN HILLS DR
R20
CUMMINS
ned/Applegrove PNC
CLARKIA LN
LILLY CT
STANLEY ST
SUNFLOWER DR
COLUMBINE RD
SEPTEMBER DR
WILLOWBROOK
RATTLESNAKE DR

Zoning

City of Missoula

Unzoned

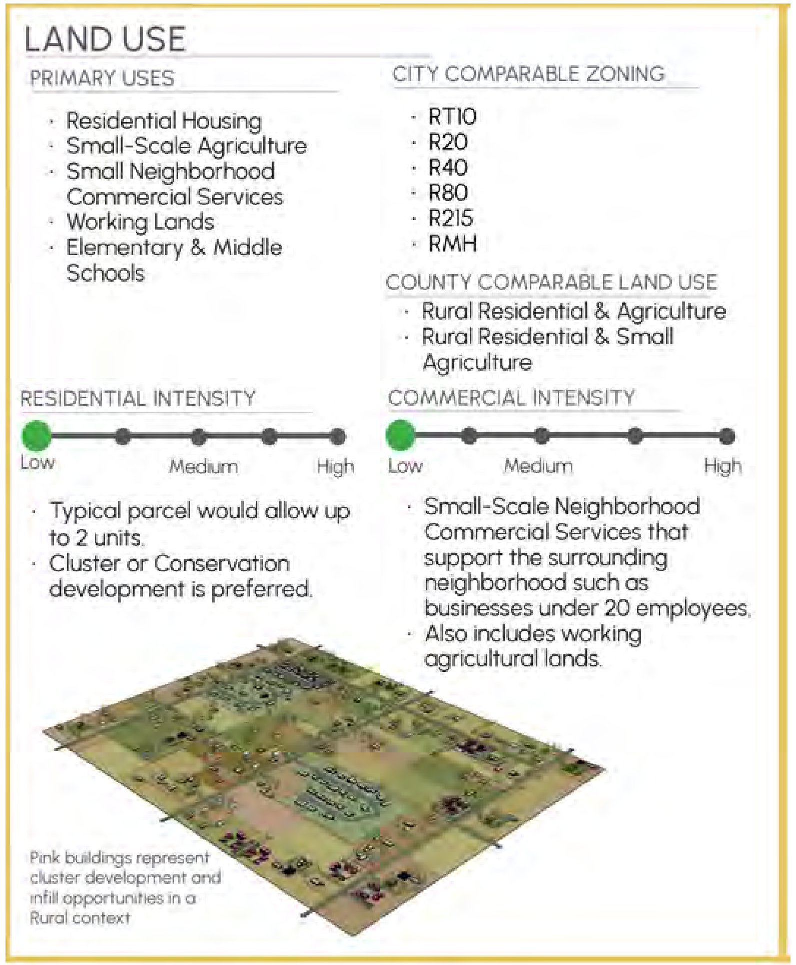
Link to Zoning Code



Land Use / Growth Policy

Missoula 2045

Rural Residential



LAND USE

PRIMARY USES

- Residential Housing
- Small-Scale Agriculture
- Small Neighborhood Commercial Services
- Working Lands
- Elementary & Middle Schools

CITY COMPARABLE ZONING

- RT10
- R20
- R40
- R80
- R215
- RMH

COUNTY COMPARABLE LAND USE

- Rural Residential & Agriculture
- Rural Residential & Small Agriculture

RESIDENTIAL INTENSITY

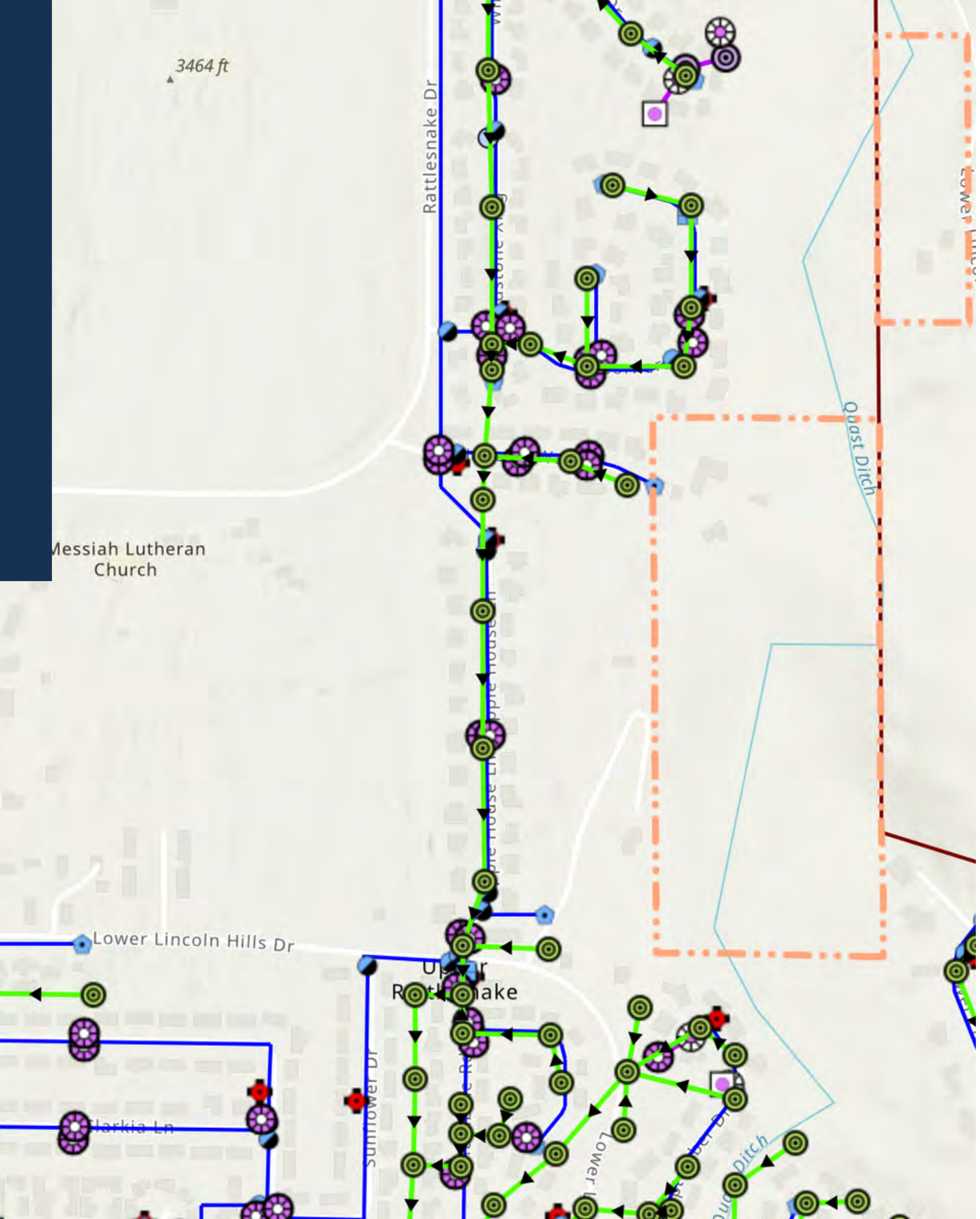
Low
Medium
High

- Typical parcel would allow up to 2 units.
- Cluster or Conservation development is preferred.

COMMERCIAL INTENSITY

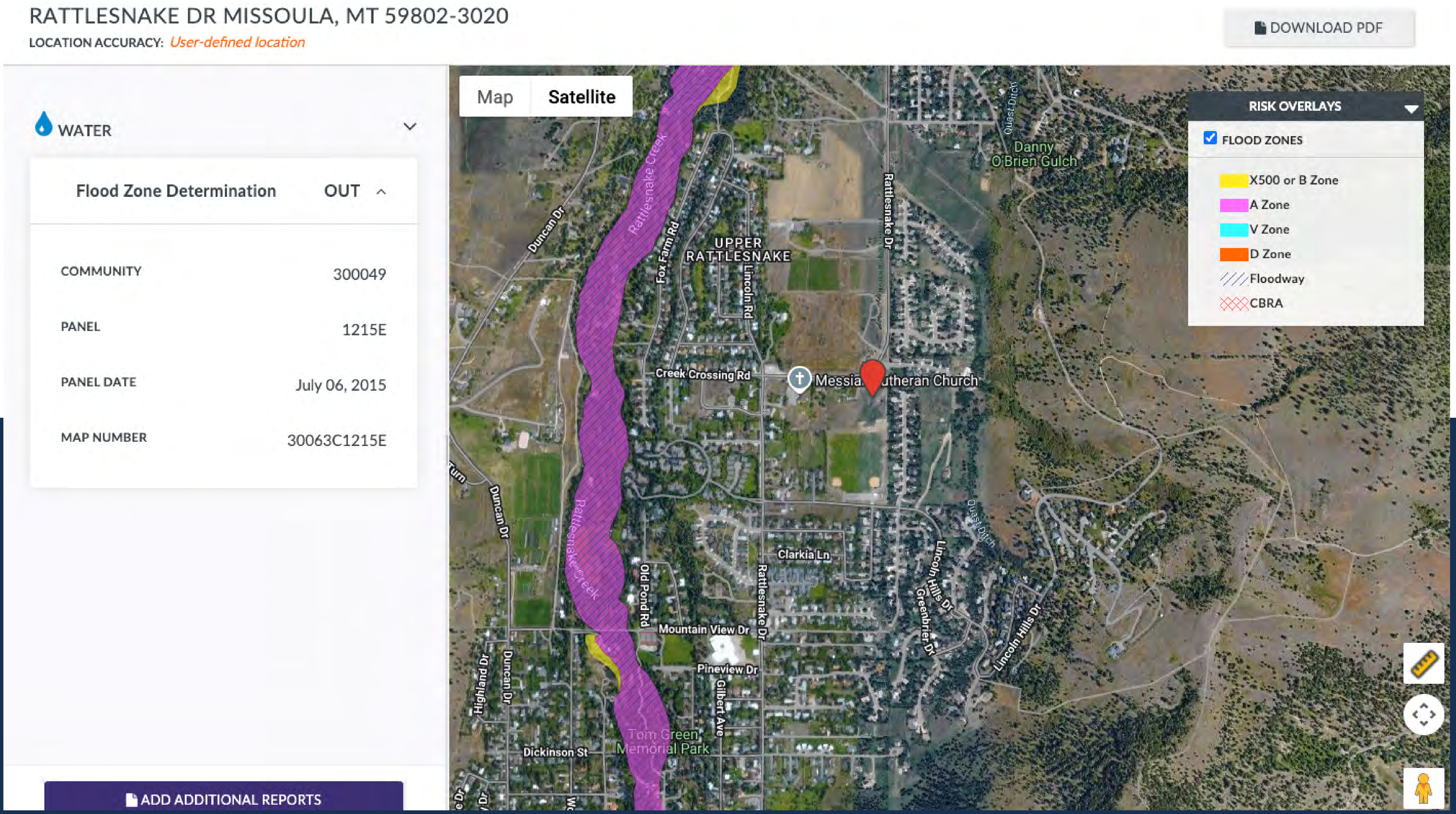
- Small-Scale Neighborhood Commercial Services that support the surrounding neighborhood such as businesses under 20 employees.
- Also includes working agricultural lands.

Pink buildings represent cluster development and infill opportunities in a Rural context


3464 ft
Rattlesnake Dr
Messiah Lutheran Church
Quast Ditch
Lower Lincoln Hills Dr
Upper Rattlesnake
Sunflower Dr
Larkin Ln
Ditch

Utilities

Water	City of Missoula Nearby
Wastewater	City of Missoula Sewer Nearby
Utilities	Near Site



RATTLESNAKE DR MISSOULA, MT 59802-3020

LOCATION ACCURACY: *User-defined location*

DOWNLOAD PDF

WATER

Flood Zone Determination OUT

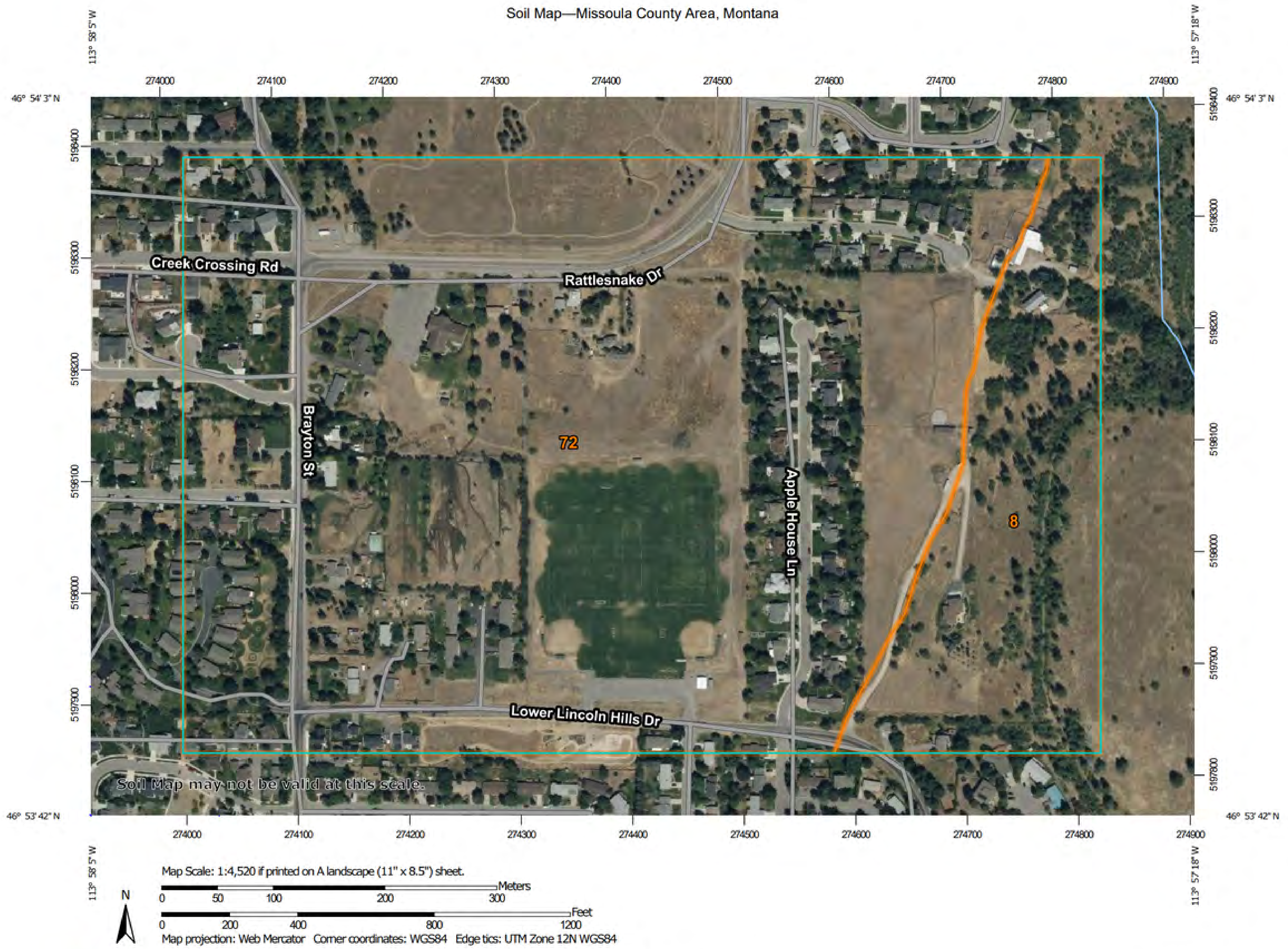
COMMUNITY	300049
PANEL	1215E
PANEL DATE	July 06, 2015
MAP NUMBER	30063C1215E

ADD ADDITIONAL REPORTS

Map
Satellite
RISK OVERLAYS
☑ FLOOD ZONES
X500 or B Zone
A Zone
V Zone
D Zone
Floodway
CBRA
Rattlesnake Creek
Duncan Dr
Fox Farm Rd
UPPER RATTLESNAKE
Lincoln Rd
Rattlesnake Dr
Danny O'Brien Gulch
Creek Crossing Rd
Messia utheran Church
Clarkia Ln
Old Pond Rd
Mountain View Dr
Pineview Dr
Gilbert Ave
Lincoln Hills Dr
Greenbrier Dr
Highland Dr
Dickinson St
Tom Green Memorial Park

Flood Plain

Soil Map—Missoula County Area, Montana


113° 58' 5" W
113° 57' 18" W
46° 54' 3" N
46° 53' 42" N
274000
274100
274200
274300
274400
274500
274600
274700
274800
274900
5198400
5198300
5198200
5198100
5198000
5197900
5197800
Creek Crossing Rd
Rattlesnake Dr
Brayton St
Apple House Ln
Lower Lincoln Hills Dr
72
8
N
Meters
0
50
100
200
300
Feet
0
200
400
800
1200

Soil Map may not be valid at this scale.

Map Scale: 1:4,520 if printed on A landscape (11" x 8.5") sheet.

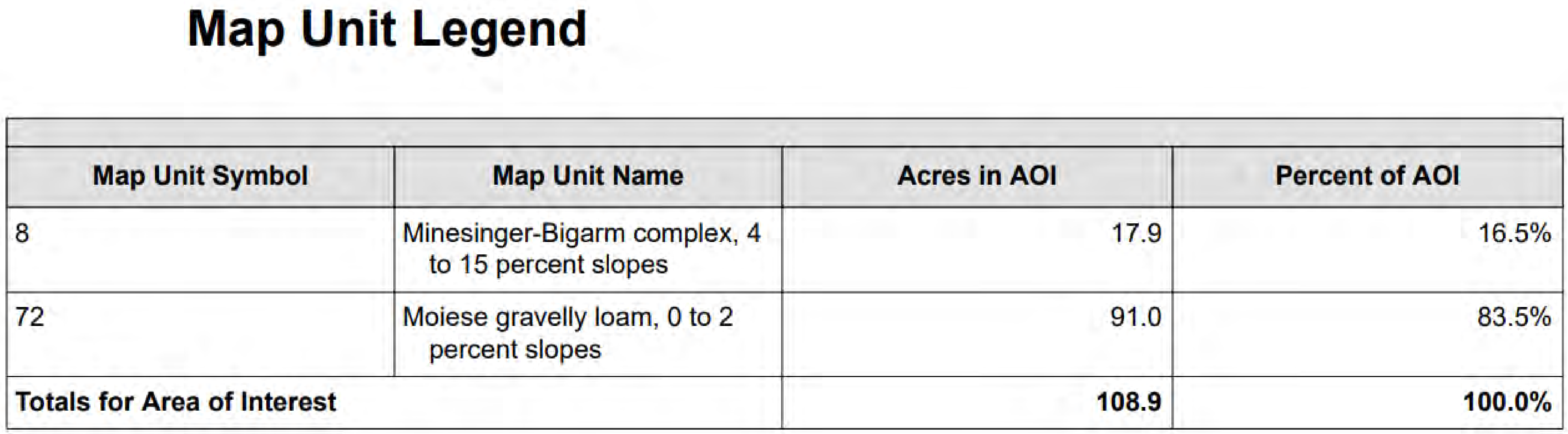
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

USDA **Natural Resources Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

6/25/2025
Page 1 of 3

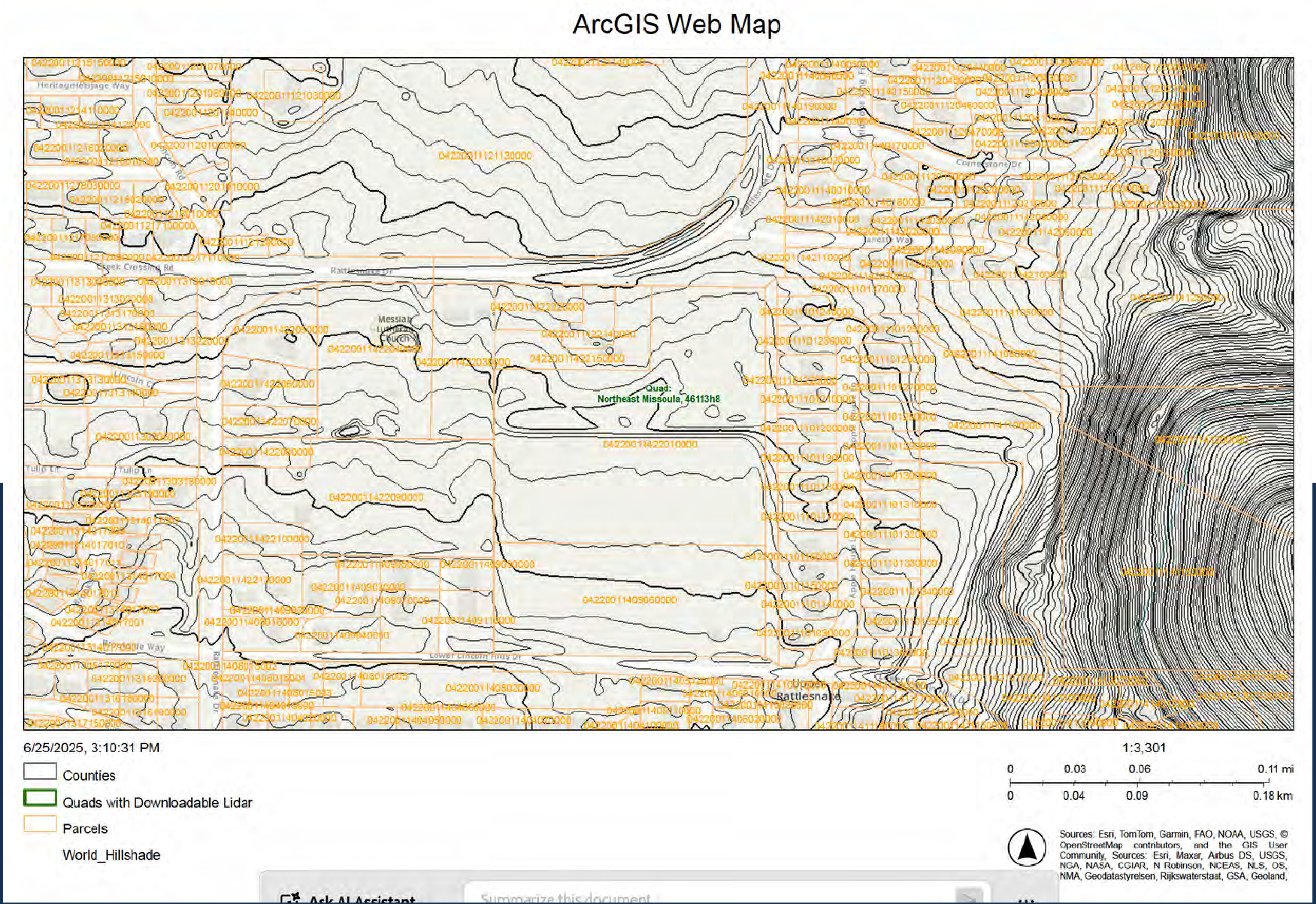
Soils



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Minesinger-Bigarm complex, 4 to 15 percent slopes	17.9	16.5%
72	Moiese gravelly loam, 0 to 2 percent slopes	91.0	83.5%
Totals for Area of Interest		**108.9**	**100.0%**

Soils



ArcGIS Web Map

Heritage Way
Creek Crossing Rd
Rattlesnake Dr
Cornerstone Dr
Janette Way
Messiah Lutheran Church
Quad:
Northeast Missoula, 46113h8
Lincoln Ct
Tulip Ln
Lower Lincoln Hills Dr
Rattlesnake

6/25/2025, 3:10:31 PM

- ☐ Counties
- 🟩 Quads with Downloadable Lidar
- ☐ Parcels
- World_Hillshade

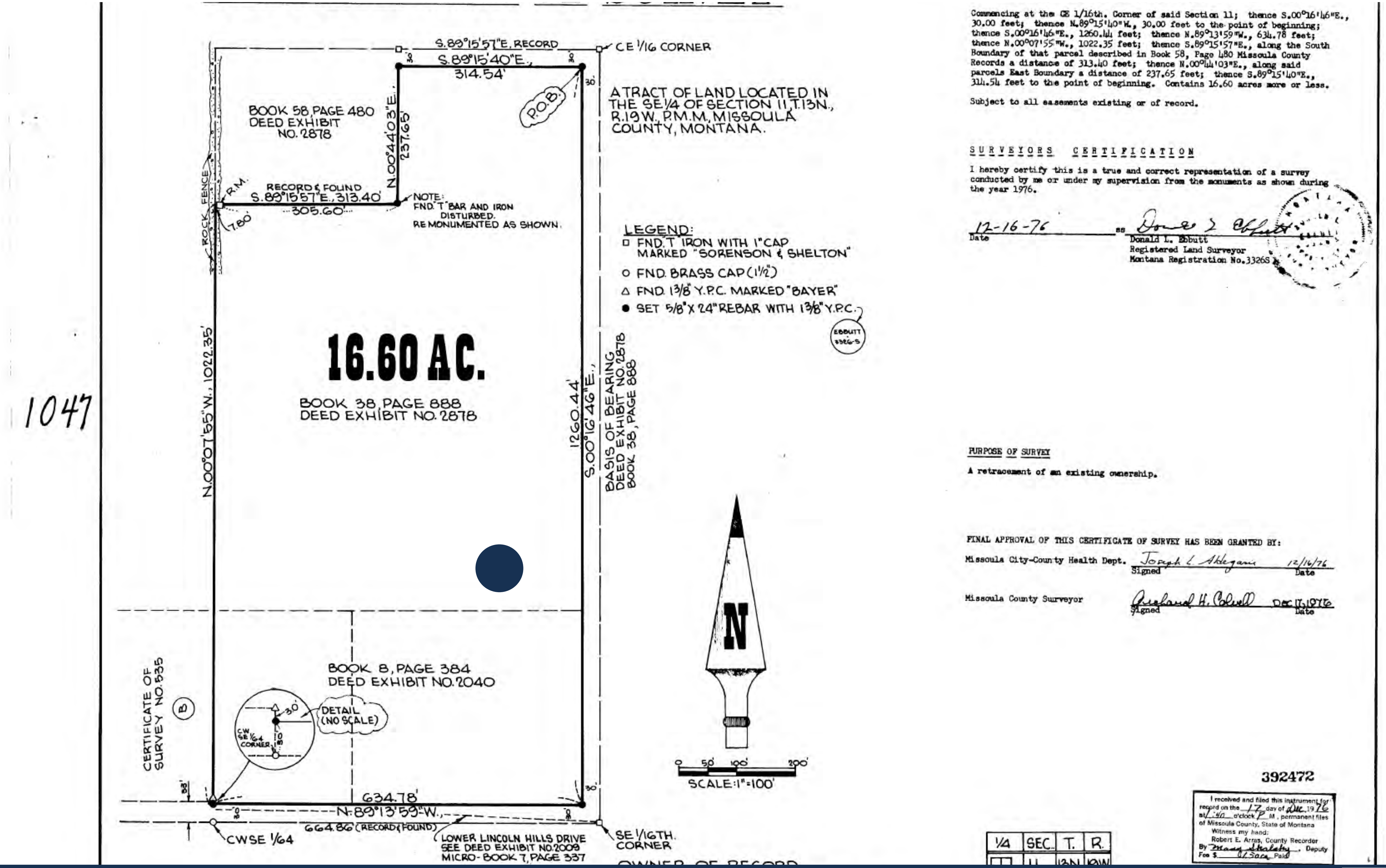
1:3,301

0
0.03
0.06
0.11 mi
0
0.04
0.09
0.18 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

Ask AI Assistant
Summarize this document

LIDAR | Topography


1047
S.89°15'57"E. RECORD
CE 1/16 CORNER
S.89°15'40"E.
314.54'
30'
P.O.B.
BOOK 58, PAGE 480
DEED EXHIBIT
NO. 2878
N.00°44'03"E.
237.65'
R.M.
ROCK FENCE
RECORD & FOUND
S.89°15'57"E., 313.40'
305.60'
7.80'
NOTE:
FND. T BAR AND IRON
DISTURBED.
REMONUMENTED AS SHOWN.
A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 11, T.13N., R.19W., P.M.M., MISSOULA COUNTY, MONTANA.
LEGEND:
□ FND. T IRON WITH 1" CAP MARKED "SORENSON & SHELTON"
○ FND. BRASS CAP (1½")
△ FND. 1⅜" Y.P.C. MARKED "BAYER"
● SET 5/8" X 24" REBAR WITH 1⅜" Y.P.C.
EBBUTT 3326-S
16.60 AC.
BOOK 38, PAGE 888
DEED EXHIBIT NO. 2878
N.00°07'55"W., 1022.35'
1260.44'
S.00°16'46"E.,
BASIS OF BEARING
DEED EXHIBIT NO. 2878
BOOK 38, PAGE 888
N
BOOK 8, PAGE 384
DEED EXHIBIT NO. 2040
CERTIFICATE OF SURVEY NO. 535
B
DETAIL (NO SCALE)
CW SE 1/64 CORNER
30'
10
0 50' 100' 200'
SCALE: 1"=100'
33'
30'
634.78'
N.89°13'59"W.
664.86' (RECORD & FOUND)
CWSE 1/64
LOWER LINCOLN HILLS DRIVE
SEE DEED EXHIBIT NO. 2009
MICRO-BOOK 7, PAGE 337
SE 1/16TH. CORNER
1/4
SEC.
T.
R.

Commencing at the CE 1/16th. Corner of said Section 11; thence S.00°16'46"E., 30.00 feet; thence N.89°15'40"W., 30.00 feet to the point of beginning; thence S.00°16'46"E., 1260.44 feet; thence N.89°13'59"W., 634.78 feet; thence N.00°07'55"W., 1022.35 feet; thence S.89°15'57"E., along the South Boundary of that parcel described in Book 58, Page 480 Missoula County Records a distance of 313.40 feet; thence N.00°44'03"E., along said parcels East Boundary a distance of 237.65 feet; thence S.89°15'40"E., 314.54 feet to the point of beginning. Contains 16.60 acres more or less.

Subject to all easements existing or of record.

SURVEYORS CERTIFICATION

I hereby certify this is a true and correct representation of a survey conducted by me or under my supervision from the monuments as shown during the year 1976.

12-16-76 ss Donald L. Ebbutt
Date
Donald L. Ebbutt
Registered Land Surveyor
Montana Registration No.3326S

PURPOSE OF SURVEY

A retracement of an existing ownership.

FINAL APPROVAL OF THIS CERTIFICATE OF SURVEY HAS BEEN GRANTED BY:

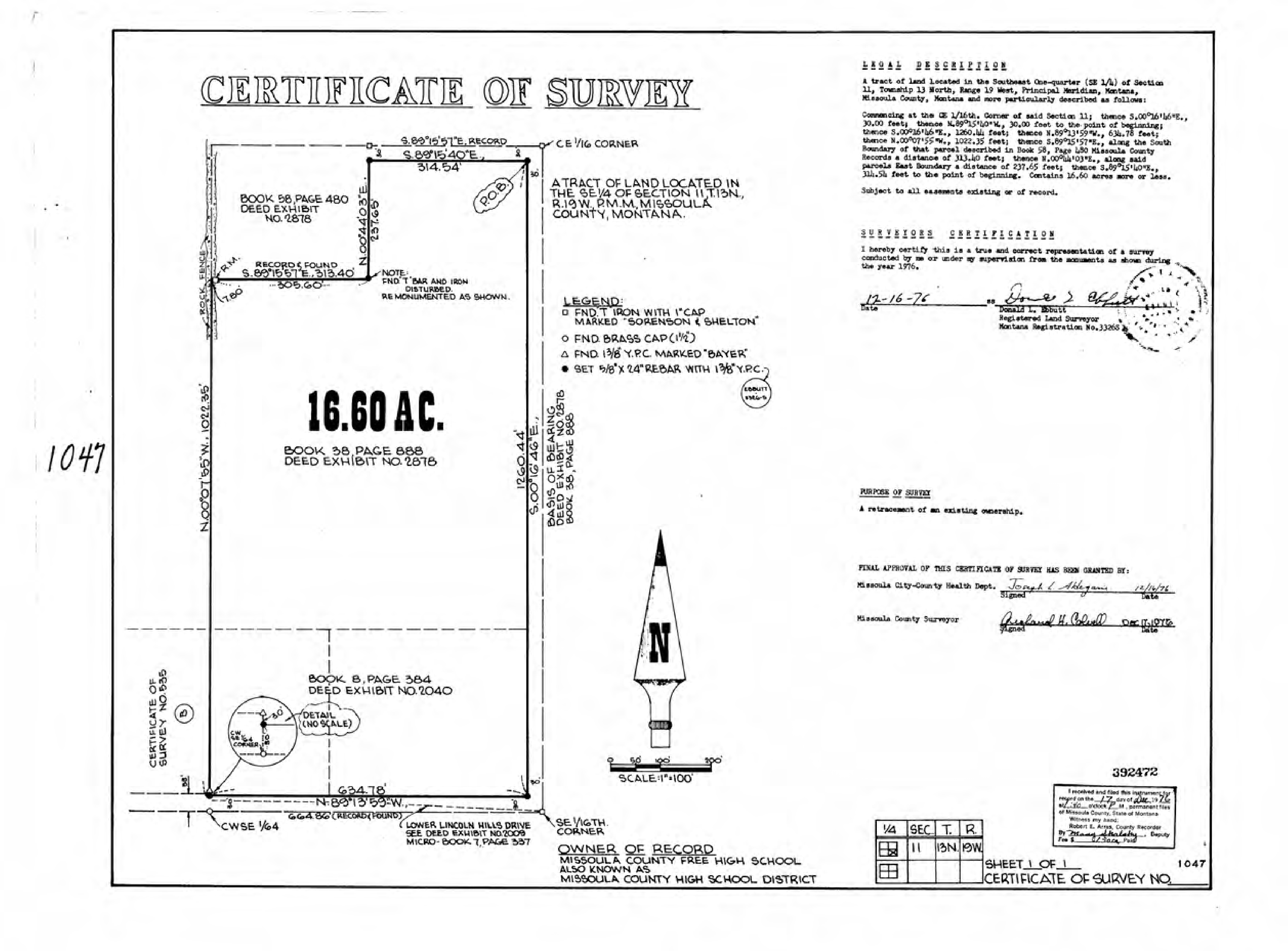
Missoula City-County Health Dept. Joseph L. Aklegani 12/16/76
Signed Date

Missoula County Surveyor Avelond H. Colwell Dec 17, 1976
Signed Date

392472

I received and filed this instrument for record on the 17 day of Dec. 1976 at 1:40 o'clock P M., permanent files of Missoula County, State of Montana
Witness my hand:
Robert E. Arras, County Recorder
By Mary Skalsky, Deputy
Fee $ 01.50 Paid

Site Plans



S.89°15'57"E. RECORD
C E 1/16 CORNER
S.89°15'40"E.,
314.54'
30'
P.O.B.
BOOK 58, PAGE 480
DEED EXHIBIT
NO. 2878
N.00°44'03"E.
237.65'
R.M.
RECORD & FOUND
S.89°15'57"E. 313.40'
305.60'
7.80'
ROCK FENCE
NOTE:
FND. T BAR AND IRON
DISTURBED.
REMONUMENTED AS SHOWN.
LEGEND:
□ FND. T IRON WITH 1" CAP MARKED "SORENSON & SHELTON"
○ FND. BRASS CAP (1½")
△ FND. 1 3/8" Y.P.C. MARKED "BAYER"
● SET 5/8" X 24" REBAR WITH 1 3/8" Y.P.C.
EBBUTT 3326-S
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N.00°07'55"W., 1022.35'
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S.00°16'46"E.,
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BOOK 38, PAGE 888
N
BOOK 8, PAGE 384
DEED EXHIBIT NO. 2040
CERTIFICATE OF
SURVEY NO. 535
B
DETAIL
(NO SCALE)
CW SE 1/64 CORNER
30'
30'
634.78'
N.89°13'59"W.,
664.86' (RECORD)(FOUND)
CWSE 1/64
LOWER LINCOLN HILLS DRIVE
SEE DEED EXHIBIT NO. 2009
MICRO-BOOK 7, PAGE 337
SE 1/16TH.
CORNER
0 50' 100' 200'
SCALE: 1" = 100'

1047

CERTIFICATE OF SURVEY

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 11, T.13N., R.19W., P.M.M., MISSOULA COUNTY, MONTANA.

LEGAL DESCRIPTION

A tract of land located in the Southeast One-quarter (SE 1/4) of Section 11, Township 13 North, Range 19 West, Principal Meridian, Montana, Missoula County, Montana and more particularly described as follows:

Commencing at the CE 1/16th. Corner of said Section 11; thence S.00°16'46"E., 30.00 feet; thence N.89°15'40"W., 30.00 feet to the point of beginning; thence S.00°16'46"E., 1260.44 feet; thence N.89°13'59"W., 634.78 feet; thence N.00°07'55"W., 1022.35 feet; thence S.89°15'57"E., along the South Boundary of that parcel described in Book 58, Page 480 Missoula County Records a distance of 313.40 feet; thence N.00°44'03"E., along said parcels East Boundary a distance of 237.65 feet; thence S.89°15'40"E., 314.54 feet to the point of beginning. Contains 16.60 acres more or less.

Subject to all easements existing or of record.

SURVEYORS CERTIFICATION

I hereby certify this is a true and correct representation of a survey conducted by me or under my supervision from the monuments as shown during the year 1976.

12-16-76
Date

Donald L. Ebbutt
Registered Land Surveyor
Montana Registration No. 3326S

PURPOSE OF SURVEY

A retracement of an existing ownership.

FINAL APPROVAL OF THIS CERTIFICATE OF SURVEY HAS BEEN GRANTED BY:

Missoula City-County Health Dept. Joseph L. [illegible] Signed 12/16/76 Date

Missoula County Surveyor [illegible] H. Colwell Signed Dec 17, 1976 Date

392472

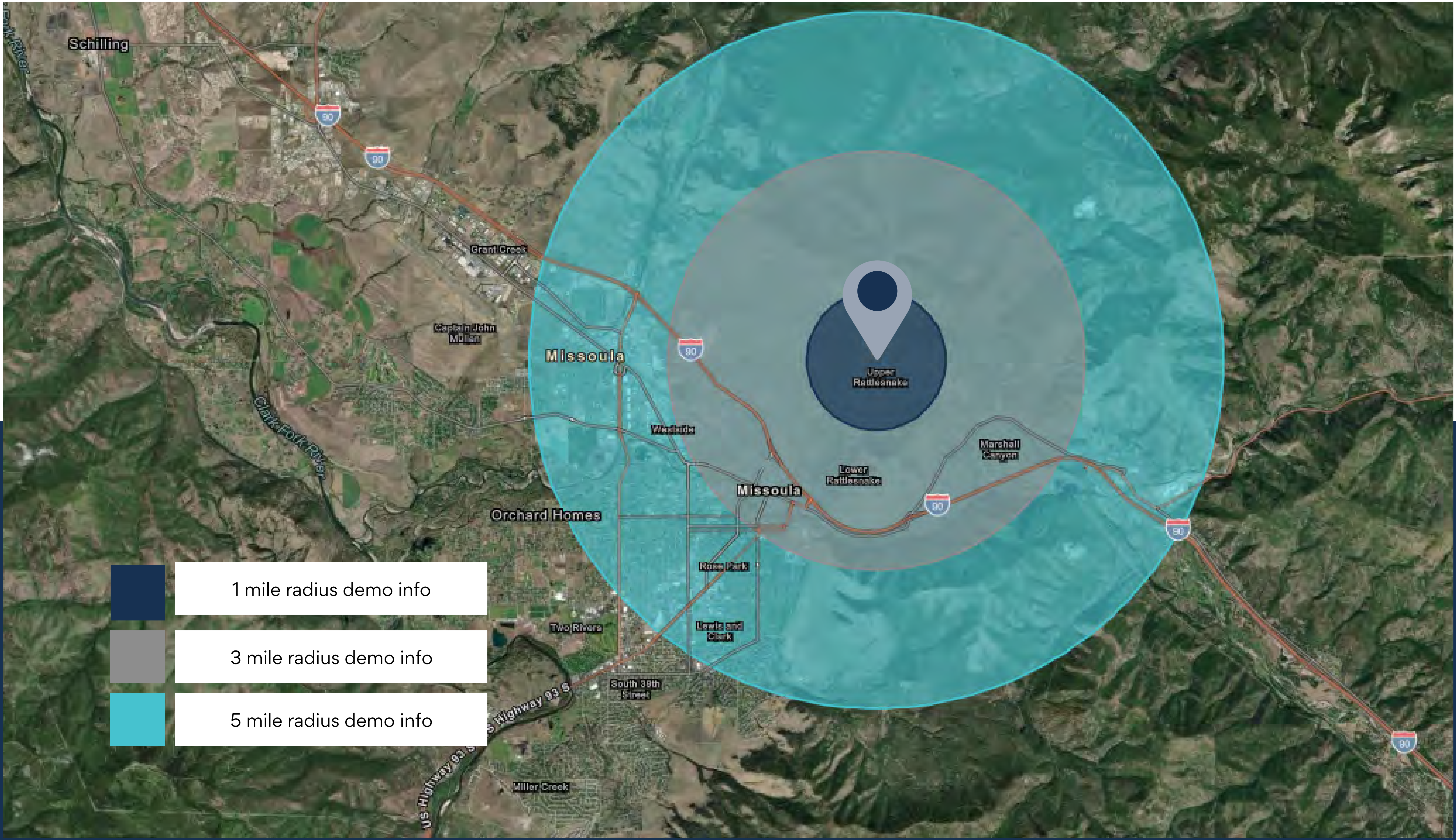
I received and filed this instrument for record on the 17 day of Dec 1976 at 1:50 o'clock P.M., permanent files of Missoula County, State of Montana.
Witness my hand;
Robert E. Arras, County Recorder
By [illegible], Deputy
Fee $ [illegible] Paid

OWNER OF RECORD
MISSOULA COUNTY FREE HIGH SCHOOL
ALSO KNOWN AS
MISSOULA COUNTY HIGH SCHOOL DISTRICT

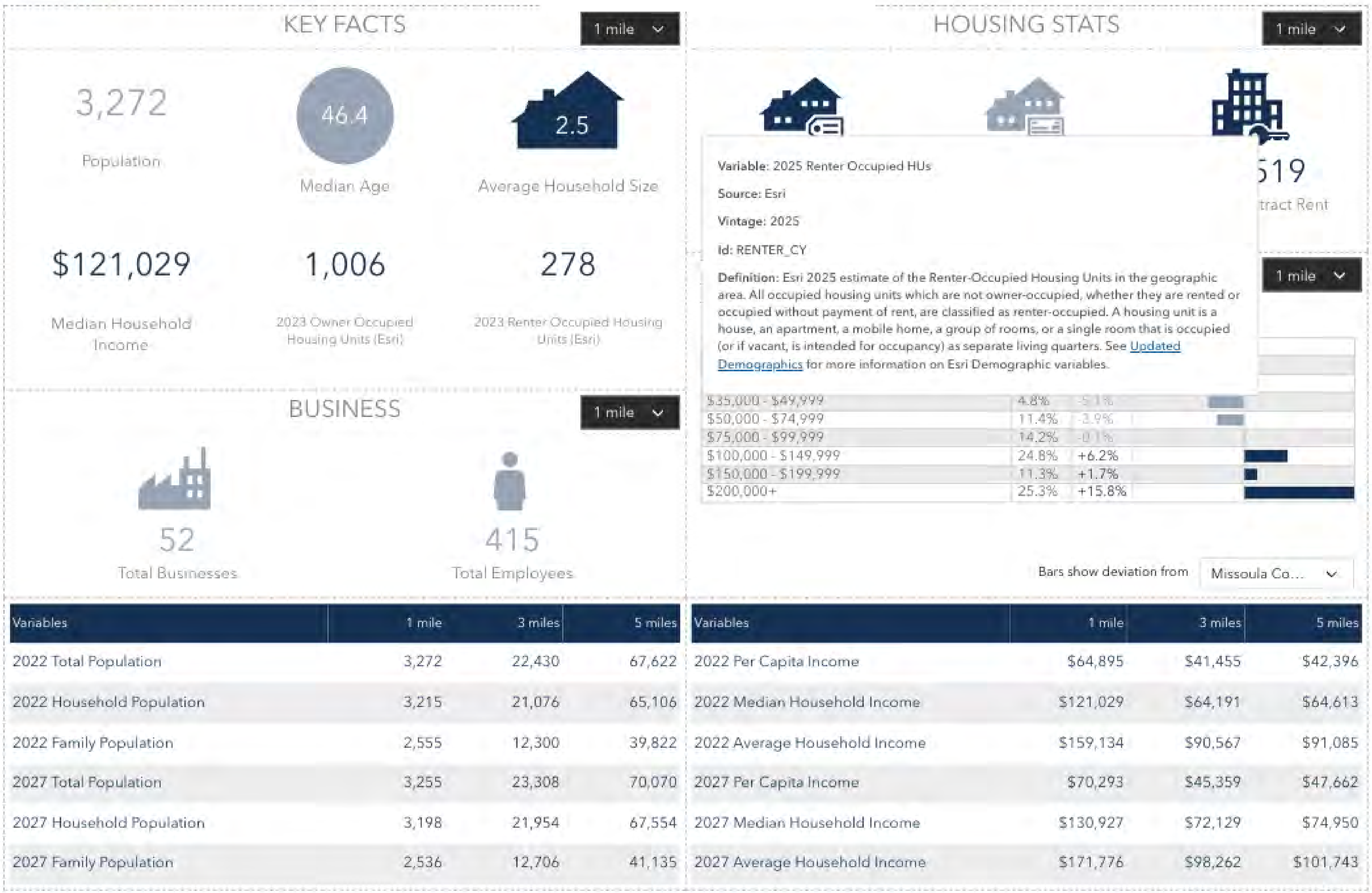
1/4	SEC.	T.	R.
⊞	11	13N.	19W.
⊞			

SHEET 1 OF 1
CERTIFICATE OF SURVEY NO. 1047

Surveys


Schilling
Grant Creek
Captain John Mullan
Missoula
Upper Rattlesnake
Westside
Lower Rattlesnake
Marshall Canyon
Missoula
Orchard Homes
Rose Park
Two Rivers
Lewis and Clark
South 39th Street
US Highway 93 S
Miller Creek
Clark Fork River
90
1 mile radius demo info
3 mile radius demo info
5 mile radius demo info

Radius / Drive Time Map



KEY FACTS

1 mile

3,272 Population

46.4 Median Age

2.5 Average Household Size

$121,029 Median Household Income

1,006 2023 Owner Occupied Housing Units (Esri)

278 2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile

52 Total Businesses

415 Total Employees

HOUSING STATS

1 mile

519 …tract Rent

Variable: 2025 Renter Occupied HUs

Source: Esri

Vintage: 2025

Id: RENTER_CY

Definition: Esri 2025 estimate of the Renter-Occupied Housing Units in the geographic area. All occupied housing units which are not owner-occupied, whether they are rented or occupied without payment of rent, are classified as renter-occupied. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. See Updated Demographics for more information on Esri Demographic variables.

1 mile

$35,000 - $49,999	4.8%	-5.1%
$50,000 - $74,999	11.4%	-3.9%
$75,000 - $99,999	14.2%	-0.1%
$100,000 - $149,999	24.8%	+6.2%
$150,000 - $199,999	11.3%	+1.7%
$200,000+	25.3%	+15.8%

Bars show deviation from Missoula Co...

Variables	1 mile	3 miles	5 miles
2022 Total Population	3,272	22,430	67,622
2022 Household Population	3,215	21,076	65,106
2022 Family Population	2,555	12,300	39,822
2027 Total Population	3,255	23,308	70,070
2027 Household Population	3,198	21,954	67,554
2027 Family Population	2,536	12,706	41,135

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	$64,895	$41,455	$42,396
2022 Median Household Income	$121,029	$64,191	$64,613
2022 Average Household Income	$159,134	$90,567	$91,085
2027 Per Capita Income	$70,293	$45,359	$47,662
2027 Median Household Income	$130,927	$72,129	$74,950
2027 Average Household Income	$171,776	$98,262	$101,743

Key Facts

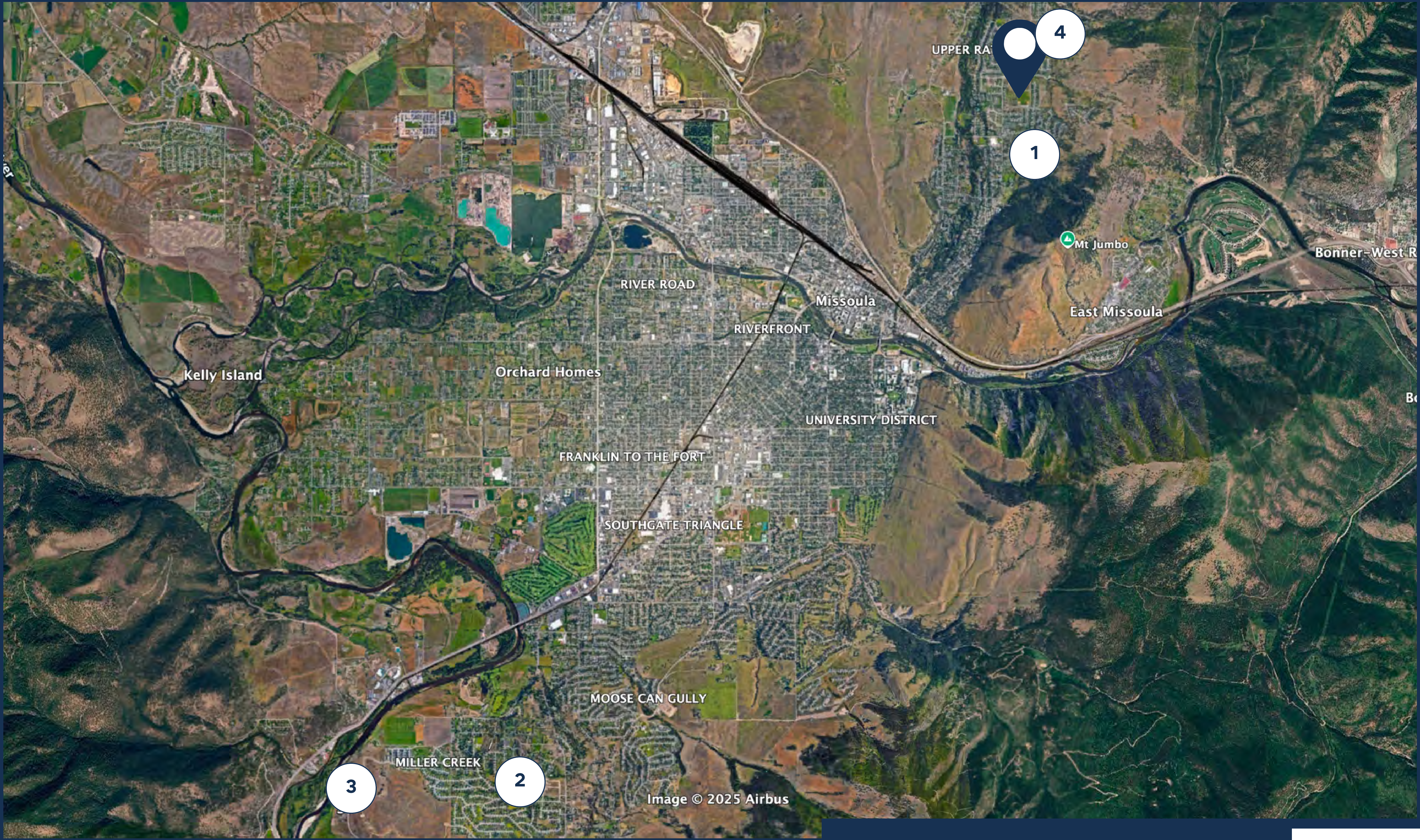
COMPARABLES

Mullan Rd
Mullan Rd
Mullan Rd
W Broadway
N Russell
N Higgins
10
90
S 14th St W
12
S Higgins
South Ave W
39th St
93

SterlingCRE
ADVISORS

Sale Comparables | City R20-R40

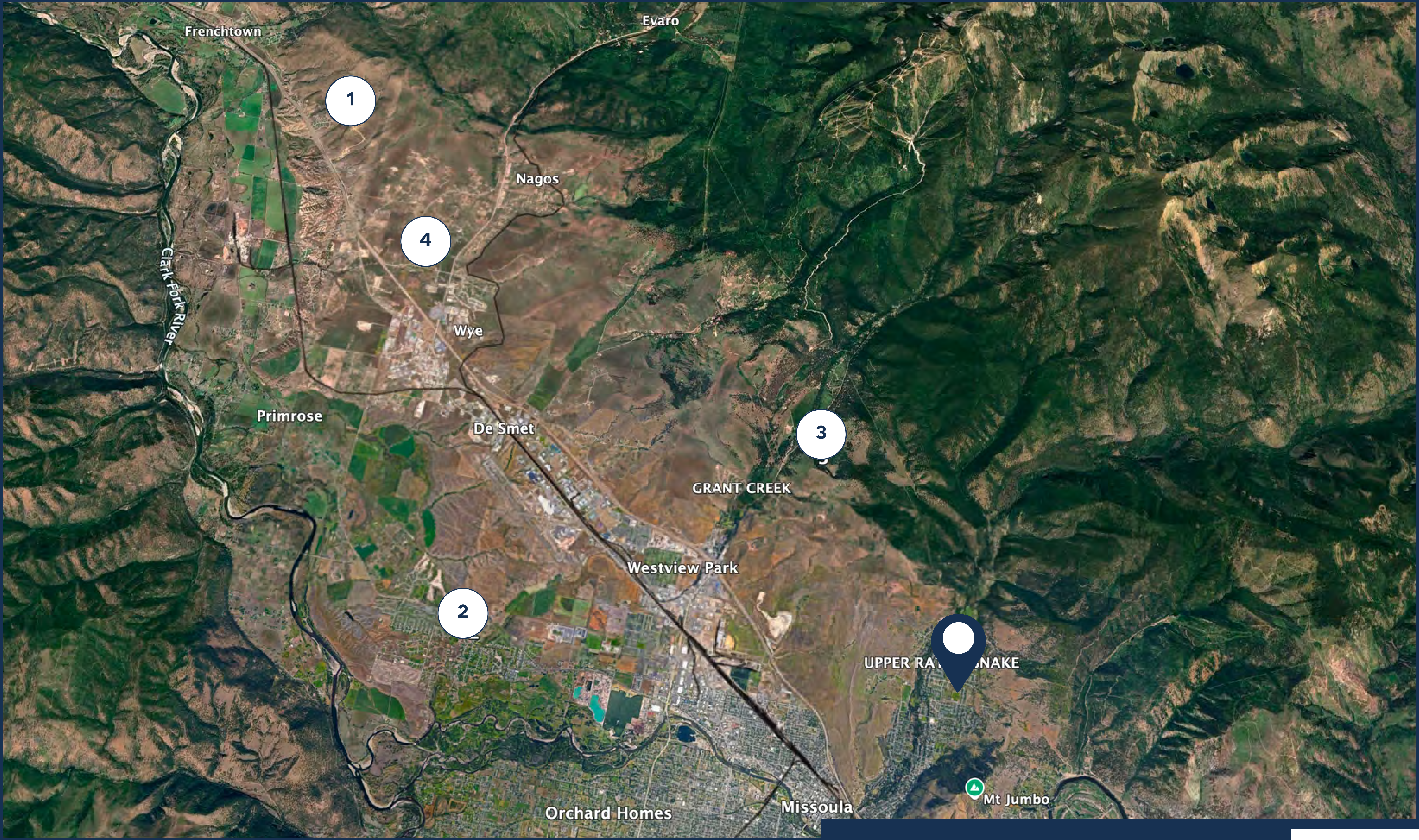
Map	Name	City	Closed Date	Total SF	Sold Price	Sold $/SF	Lot Size (Acres)	Zoning	DOM	Notes
1	18 Greenbrier Ln	Missoula	2024-08-06	19,602	$470,000	$23.98	0.45	R20	41	Rattlesnake- on a cul de sac
2	2500 Drake Ln	Missoula	2024-07-11	21,615	$260,000	$12.03	0.50	R20	252	Lot has topo- daylight basement
3	4065 Mornhinweg Loop	Missoula	2024-08-28	34,848	$300,000	$8.61	0.80	R40	64	River views
4	1625 Tamarack St	Missoula	2023-06-30	44,867	$337,500	$7.52	1.03	R40	57	City water & utilities to site, approved for septic
			Average	**30,233**	**$341,875**	**$13.04**	**0.69**		**103.50**	
			Median	**28,232**	**$318,750**	**$10.32**	**0.65**		**60.5**	
			Weighted Average			**$11.31**				


4
UPPER RA
1
Mt Jumbo
Bonner-West R
East Missoula
Missoula
RIVER ROAD
RIVERFRONT
Kelly Island
Orchard Homes
UNIVERSITY DISTRICT
FRANKLIN TO THE FORT
SOUTHGATE TRIANGLE
MOOSE CAN GULLY
MILLER CREEK
3
2
Image © 2025 Airbus

Sale Comparables | City R20-R40

Sale Comparables | Unzoned

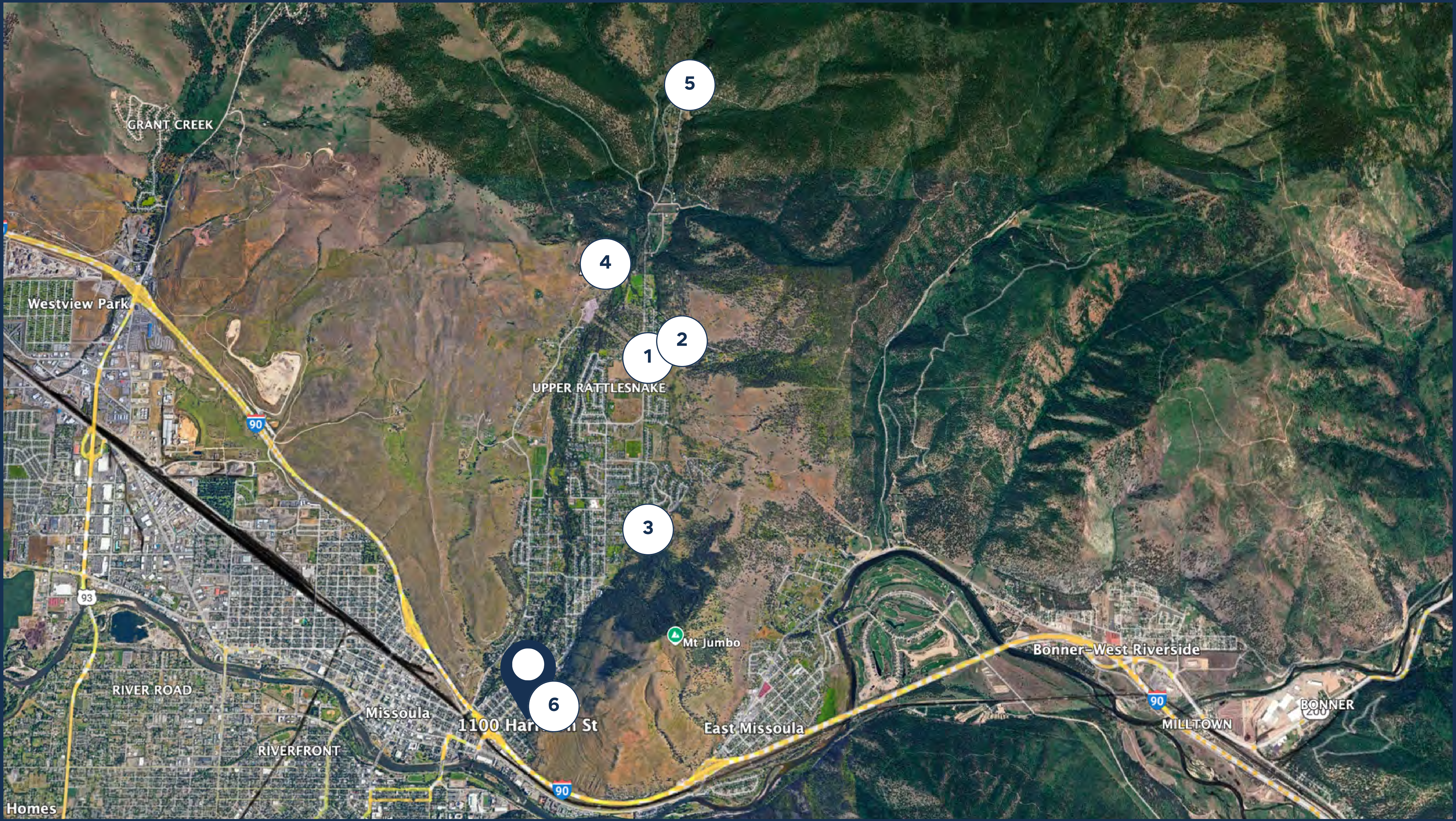
Map	Name	City	Closed Date	Total SF	Sold Price	Sold $/SF	Lot Size (Acres)	Zoning	DOM	Notes
1	Lot 85 Bunchgrass Ln	Missoula	2024-04-04	40,946	$148,000	$3.61	0.94	Unzoned	362	Part of an HOA community, all services to lot
2	Lot 13-A Buckhorn Ln	Missoula	2023-11-20	21,780	$215,000	$9.87	0.50	Unzoned	475	Lot included home plans
3	7423 Highline Ct	Missoula	2023-10-11	30,928	$220,000	$7.11	0.71	Unzoned	410	Grant Creek lot
4	10164 Rocky Rd	Missoula	2023-06-29	174,676	$255,000	$1.46	4.01	Unzoned	163	Electric to site, well and septic
			Average	67,082	$209,500	$5.51	1.54		352.5	
			Median	35,937	$217,500	$5.36	0.83		386	
			Weighted Avg			$3.12				


Frenchtown
Evaro
1
Nagos
4
Wye
Clark Fork River
Primrose
De Smet
3
GRANT CREEK
Westview Park
2
UPPER RA NAKE
Mt Jumbo
Orchard Homes
Missoula

Sale Comparables | City R20-R40

Sale Comparables | Rattlesnake Lots

Map	Name	City	Asset Type	Closed Date	Sold Price	Sold $/SF	Lot Size (Acres)	Total SF	Zoning	DOM	Notes
1	1625 Tamarack St	Missoula	Land	2023-06-30	$337,500	$7.52	1.03	44,867	R40	57	Upper Rattlesnake lot with stream, trail access, utilities, and plans available.
2	1625 Tamarack St	Missoula	Land	2024-06-10	$400,000	$8.92	1.03	44,867	R40	80	Over an acre ready to build, backing public greenway near trail system.
3	18 Greenbrier Ln	Missoula	Land	2024-08-06	$470,000	$23.98	0.45	19,602	R20	41	Quiet cul-de-sac lot with city and wilderness views near top of Lincoln Hills.
4	NHN Black Fox Trail	Missoula	Land	2025-03-07	$575,000	$1.81	7.28	317,117	AGW 40	84	Wooded acreage in gated Rattlesnake Valley with spring, well site, and public water nearby.
5	Nhn Rattlesnake Gulch	Missoula	Land	2023-07-20	$435,000	$4.99	2.00	87,120	RRS-1	15	Wildlife-rich 2-acre parcel next to Rattlesnake Creek and trail network.
6	1008 Briar St	Missoula	Land	2023-10-03	$275,000	$26.20	0.24	10,498	R5.4	37	Triangular lot at Mount Jumbo base near downtown with quiet setting and R5.4 zoning.
			Average		$415,417	$12.24	2.01	87,345		52	
			Median		$417,500	$8.22	1.03	44,867		49	
			Weighted			$4.75					


5
GRANT CREEK
4
Westview Park
2
1
UPPER RATTLESNAKE
90
3
93
Mt Jumbo
Bonner-West Riverside
RIVER ROAD
6
Missoula
1100 Harrison St
East Missoula
90
MILLTOWN
BONNER
200
RIVERFRONT
90
Homes

Sale Comparables | Rattlesnake Lots

SterlingCRE
ADVISORS

Brokerage Advisors

MATT MELLOTT, CCIM | SIOR

Managing Partner & Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multifamily investments.

CLAIRE MATTEN, CCIM | SIOR

Partner & Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.

RYAN SPRINGER, CCIM

Partner & Commercial Real Estate Advisor

Ryan Springer spent several years in the Marines, then transitioned to supply chain management roles around the Pacific Northwest. The complex world of commercial real estate was a natural step for Ryan as he returned to his hometown of Bozeman, Montana, where he has managed transactions for 15+ years.

Brokerage Advisors

CONNOR MCMAHON

Commercial Real Estate Advisor

Connor McMahon specializes in retail transactions, market penetration strategies, and complex lease negotiations. With a transaction volume exceeding $150 million, Connor has successfully represented a diverse range of clients, from small businesses to Fortune 500 companies.

CASEY ROSE, CCIM

Commercial Real Estate Advisor

A team captain at Rutgers University, a national champion in big-mountain skiing, and a commercial real estate specialist: Casey Rose is a well-rounded and dedicated member of the SterlingCRE Advisors team with a background in multifamily investment.

DYLAN HARRINGTON

Commercial Real Estate Advisor & Transaction Coordinator

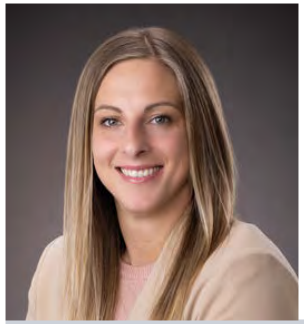
Dylan sees something different than most people when he tours a commercial building: he's thinking about the nuts, bolts, and guts of the space. With this wealth of knowledge, Dylan adds substantial value to every Sterling project.

JOE TREDIK

Leasing Specialist

Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team. He leverages his accounting background and leasing experience to provide clients with detailed financial analysis and strategic insights that enable clients to make well informed leasing decisions.

Operations & Data Team



SIERRA PIERCE

Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.

SARA TOWNSLEY

Research Director

Sara manages the extensive library of real estate data that provides the Sterling team accurate and up to date information on transactions and sales. Her attention to detail and organization allows for efficient valuations and pricing guidance. Sara is also the first to know about new developments and businesses in the community.

JUDY POWELL

Director of Accounting & Finance

Judy manages accounting for all transactions and is a stickler for details. With extensive public and private experience, she is adept at adhering to rigorous compliance and reporting standards. Judy also has experience in development financing.

Marketing Team

MAGGIE COLLISTER

Marketing & Project Analyst

With a background in real estate development and graphic design, Maggie creates punchy and compelling marketing pieces for listings. Her understanding of real estate and economic trends and data create strong selling points for properties in Montana's growing markets.

JESSICA BALDWIN

Brand Marketing & PR Director

Jessica enhances property visibility through strategic marketing in print, digital, and PR. Drawing on her background in brand building and online lead generation, she effectively positions properties to attract the right audience, maximizing their market presence and investment potential.

Disclaimer & Limiting Conditions

CONFIDENTIALITY & DISCLAIMER All materials and information received or derived from SterlingCRE Advisors its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters. Neither SterlingCRE Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SterlingCRE Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SterlingCRE Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SterlingCRE Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SterlingCRE Advisors in compliance with all applicable fair housing and equal opportunity laws.

Limiting ConditionsStudy outcomes are based on our analysis of the information available to us from our researchas of the date of report creation. As such, we assume the client has offered correct and reliable information. Further, we assume the client has informed us about any issues that would affectproject feasibility. The study is based on current and expected trends of the economy and realestate market. However, economic conditions change, as do real estate markets. As such, weinsist that clients continuously track the economy and real estate market. We stronglyencourage clients to revisit findings from the study continuously and to revisit key projectassumptions periodically to ensure they are still justified. Given the changing marketconditions and potential for shifting consumer preferences, projected and actual results willlikely differ. Market conditions and projections frequently are different than expected. We donot express any form of assurance on the achievability of any pricing or absorption estimatesof reasonableness of the underlying assumptions. The study assumes "normal" real estatemarket conditions and not conditions of an "up" or "down" market. Economic, employment,population & household growth and consumer confidence are assumed to occur more or lessin accordance with current expectations. There are no assurances about the ability to secureneeded project entitlements; in the cost of development or construction; in tax laws that favoror disfavor real estate markets; or in the availability and/or cost of capital and mortgagefinancing for real estate developers, owners and buyers. If any major change in marketconditions occurs, this study analysis should be updated, with the conclusions andrecommendations summarized herein reviewed and reevaluated. We have no responsibility toupdate our analysis for events and circumstances occurring after the date of our report.Clients are advised to independently verify the accuracy and completeness of all summariesand information contained herein, to consult with independent legal and financial advisors,and carefully investigate the economics of this development.

APPENDIX B.6

RIMEL ROAD PROPERTY BOV

SterlingCRE
ADVISORS

August 2025

BROKER OPINION OF VALUE

Rimel Road Property

Prepared for Missoula County Public Schools

Prepared by
Matt Mellott, CCIM | SIOR
Matt@SterlingCREadvisors.com

SterlingCRE
ADVISORS

Contents

(click to jump to section)

Executive Summary

Valuation Summary

Location Study

Market Comparables

Brokerage Team

Limiting Conditions

Executive Summary

SterlingCRE Advisors is pleased to presentMissoula County Public Schools, with a Broker Opinion of Value and Marketing Proposal for the property located at NHN Rimel Road, also referred to as the Rimel Road property.

In the evaluation, the local team reviewed the properties, analyzed sale and lease comparables, and studied current market conditions.

Address	NHN Rimel Road
Asset Type	Commercial Land
Square Footage (per source)	898,384 SF Per Cama
Total Acreage	±20.62 Acres
Property Tour Conducted	July 8, 2025

Prepared by
Matt Mellott, CCIM | SIOR
406-203-3950
Matt@SterlingCREadvisors.com

Valuation Summary

Key Takeaways

The Rimel Road property is best suited for a residential development of medium-density housing. It is zoned R5.4, which allows up to 8 homes per acre—meaning a developer could theoretically build up to 160 units total under current zoning regulations. The land appears to be well-suited for construction, as it is located adjacent to the Pine/ Wild Root development, just off Hillview Way. This is a growing residential area, making it a good choice for subdivision and phased development.

This parcel is accessible via Rimel Road. Public access to the site will be available from the Wildroot development on Hillview. That road is not yet completed. A buyer will also need to extend water and sewer lines (approximately 2,000LF). There is some topography to contend with, although it is likely manageable.

The Likely Range of Value (LRoV) at the right is based on raw land sales of similarly zoned properties in Missoula. As a cross-check, we also "back in" to a value of the raw land. We do this by taking developed lot sale values, then backing out assumed development costs ($500k per developed acre for medium density housing) and developer profit mark-up (25%) to arrive at a residual land value. The residual value analysis puts the anticipated sale price toward the low end of the LRoV.

It is essential to note that infrastructure development costs have increased significantly over the last two years. As those costs climb, the price developers will pay for raw land goes down.

Development deals take time to close. It is not uncommon for developers to request a year or more of due diligence time while initial planning and subdivision activity takes place.

> The highest value buyer of this land is a residential developer with plans for a medium density development.

Likely Range of Value

Low	High
$6,000,000 ($6.50/SF)	**$6,750,000** ($7.50/SF)

Definition: The price range we anticipate the property to trade within based on recent market data.

Suggested List Price

$7,500,000

($8.50/SF)

Definition: An initial, forward-looking price that anticipates continued market growth and positions the property to benefit from that growth.

Marketing Time

12 to 18 months

Definition: The amount of time we anticipate will be needed to secure a buyer for the property within the Likely Range of Value.

Valuation Summary continued

Highest Value Use of Property As-Is & As-Vacant

The highest value use for the property is for residential development. The property offers a substantial size for a development, has a uniform shape and is within the path of city water and sewer services. The R5.4 zoning supports housing, with the ability to build up to 8 units per acre, allowing the site to yield up to 160 homes. This is a growing area, with a substantial amount of new housing development underway.

Highest Value Buyer

The highest value buyer would be a developer who would purchase the land, proceed with the subdivision process, build in the infrastructure and sell lots. The Likely Range of Value accounts for both cost and risk associated with this process.

Market Trajectory

Demand for land in Missoula remains solid, with buyers looking for lower cost land that allows for value-add. Higher priced, shovel ready parcels have tended to attract large amounts of interest, but no buyers.

Comparables Analysis

The average of the sale comparables is $22.84 per square foot. The subject property is worth considerably less due to the size, location, and infrastructure. Parcels that traded towards the higher end were shovel ready infill sites in well-established areas. The closest comparable is the sale at TBD Mary Jane at $5.76 per square foot. Though the parcel is in another part of town, it also has limited infrastructure.

Property Challenges & Wildcards

The main challenge with this site is a lack of infrastructure. At this time, the site is accessible via a gravel road and not connected to the south. The completion of an adjacent subdivision should complete this network, however.

Confirmation of legal access to the property will be important for prospective buyers. The value of this parcel would be greatly reduced if road access can not be secured prior to sale. Additionally, water and sewer has not been extended to the site, with roughly 2,000LF of run needed to connect.

A minor challenge with this site physically is the topography. This will likely require more sensitive design and a costlier infrastructure. However, it is not an extremely challenging site.

Outside of physical challenges, infrastructure development costs continue to be a drag on new residential developments. While Missoula continues to generate demand for new housing, there is a mismatch between the costs of development and construction and what is affordable for local residents.

Competitive Set Analysis

Currently there are a limited number of suburban residential land parcels on the market. Most of those are located in the northwest corner of the city. Of those, many are in areas with heavy design requirements that make development more expensive. However, these parcels offer higher density development options. Developers that emphasize lower density housing products would be drawn to the Rimel Road site.

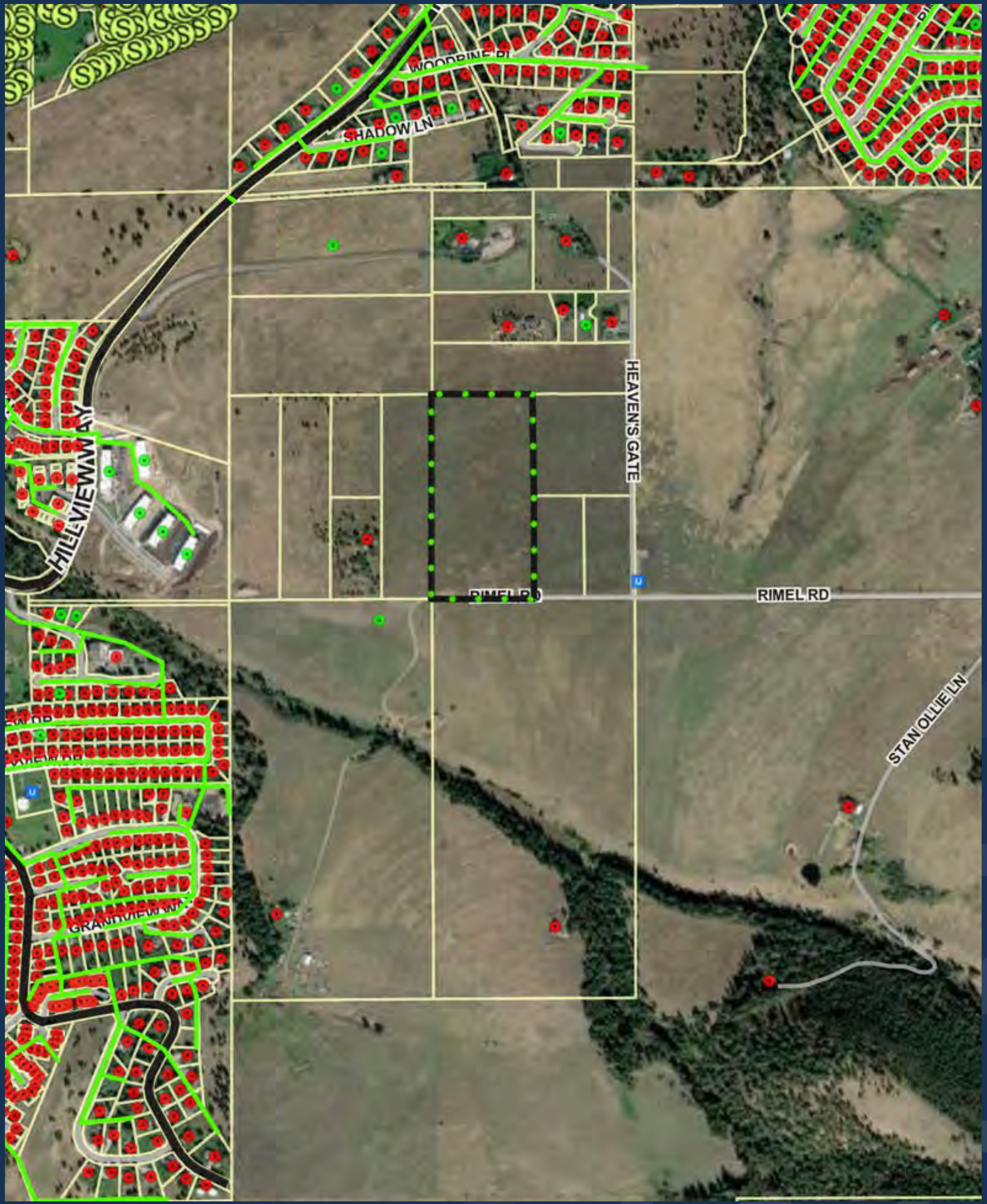
LOCATION STUDY

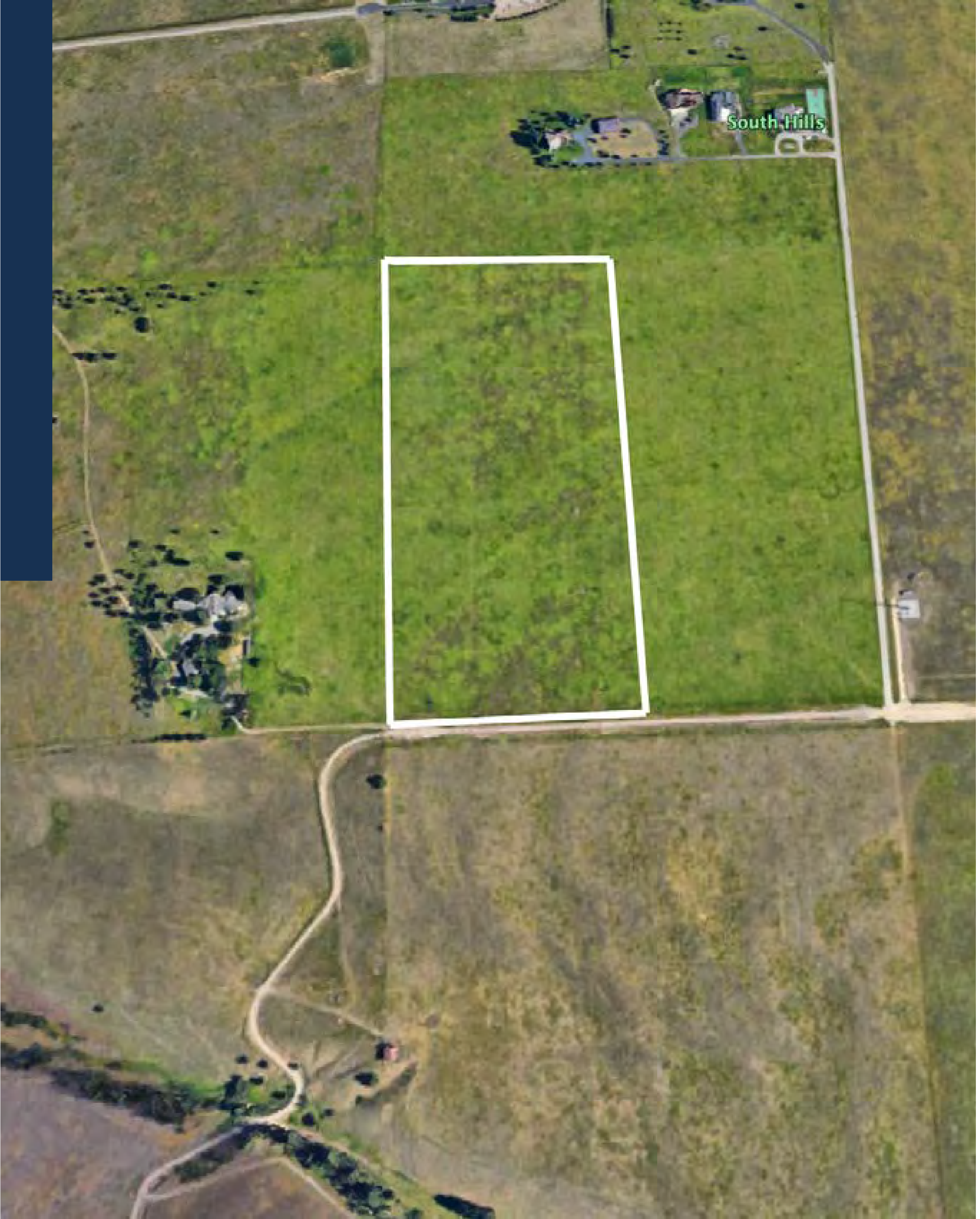
SterlingCRE
ADVISORS

Property Summary

Property Type	Vacant Land
Square Footage (per source)	898,384.SF
Total Acreage	20.62 acres
Services	Near Water & Sewer
Access	Rimel Road
Zoning	Missoula R5.4
Geocode	04-2093-05-3-02-06-0000
Property Taxes	$0

TBD Rimel Road


WOODBINE PL
SHADOW LN
HILLVIEW WAY
HEAVEN'S GATE
RIMEL RD
RIMEL RD
STANOLLIE LN
GRANDVIEW



Property Strengths

Large tract of land that can support a substantial project

Zoning is conducive to residential development

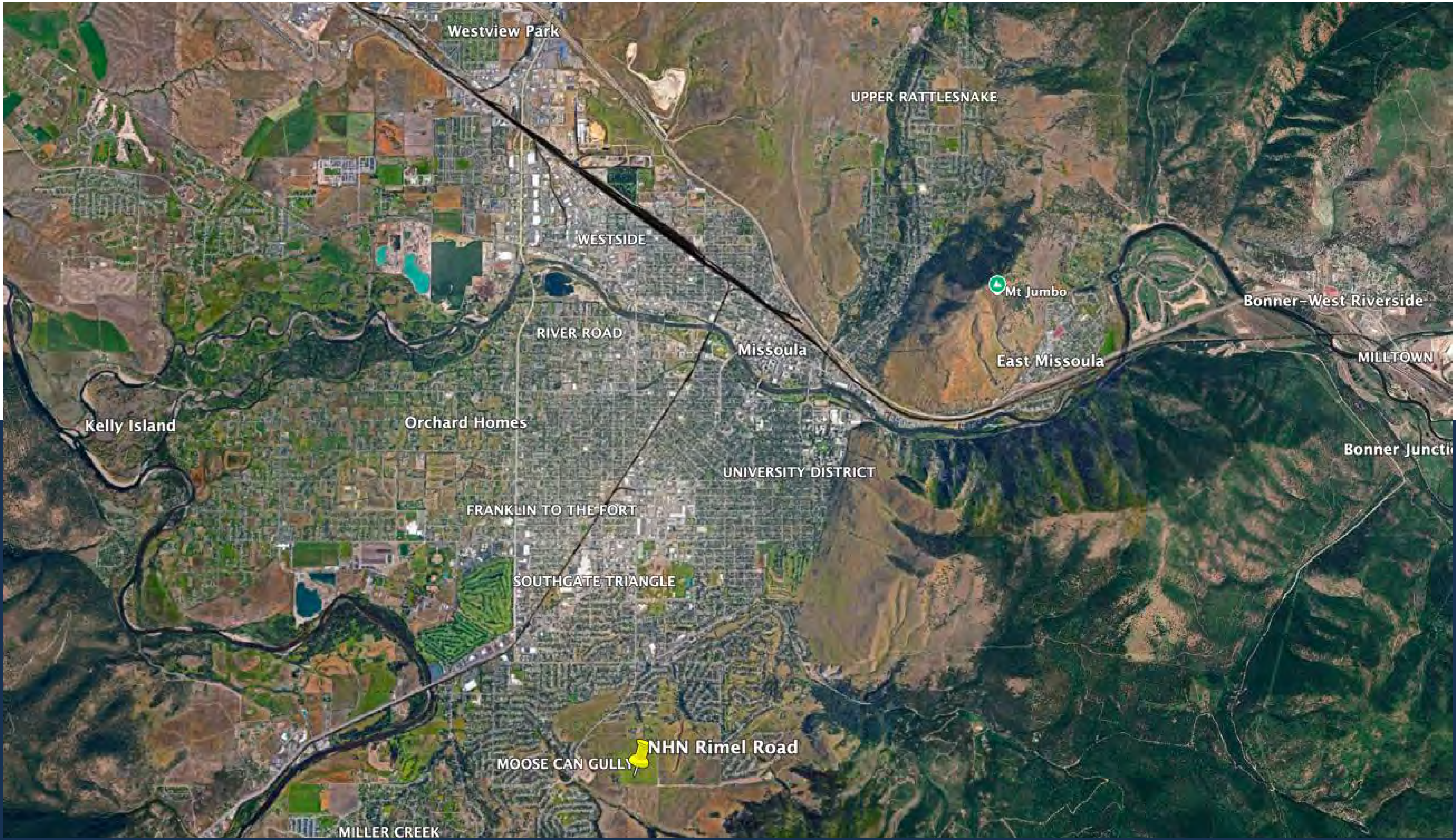
Desirable area of town

Near utilities - in Missoula service area for water and sewer

Property Challenges

On the edge of development

Infrastructure and services not to site yet


Westview Park
UPPER RATTLESNAKE
WESTSIDE
Mt Jumbo
Bonner-West Riverside
RIVER ROAD
Missoula
East Missoula
MILLTOWN
Kelly Island
Orchard Homes
Bonner Juncti
UNIVERSITY DISTRICT
FRANKLIN TO THE FORT
SOUTHGATE TRIANGLE
NHN Rimel Road
MOOSE CAN GULLY
MILLER CREEK

Regional Locator Map

Title Review

CAMA Review

The CAMA document is in alignment with what is known about the site. Details such as property size and ownership are accutate.

Tax Review

The market value of the property is $264,782. No taxes are owed due to ownership by the school district.

Survey & Subdivision Review

No plats or surveys were found for the site.

Environmental

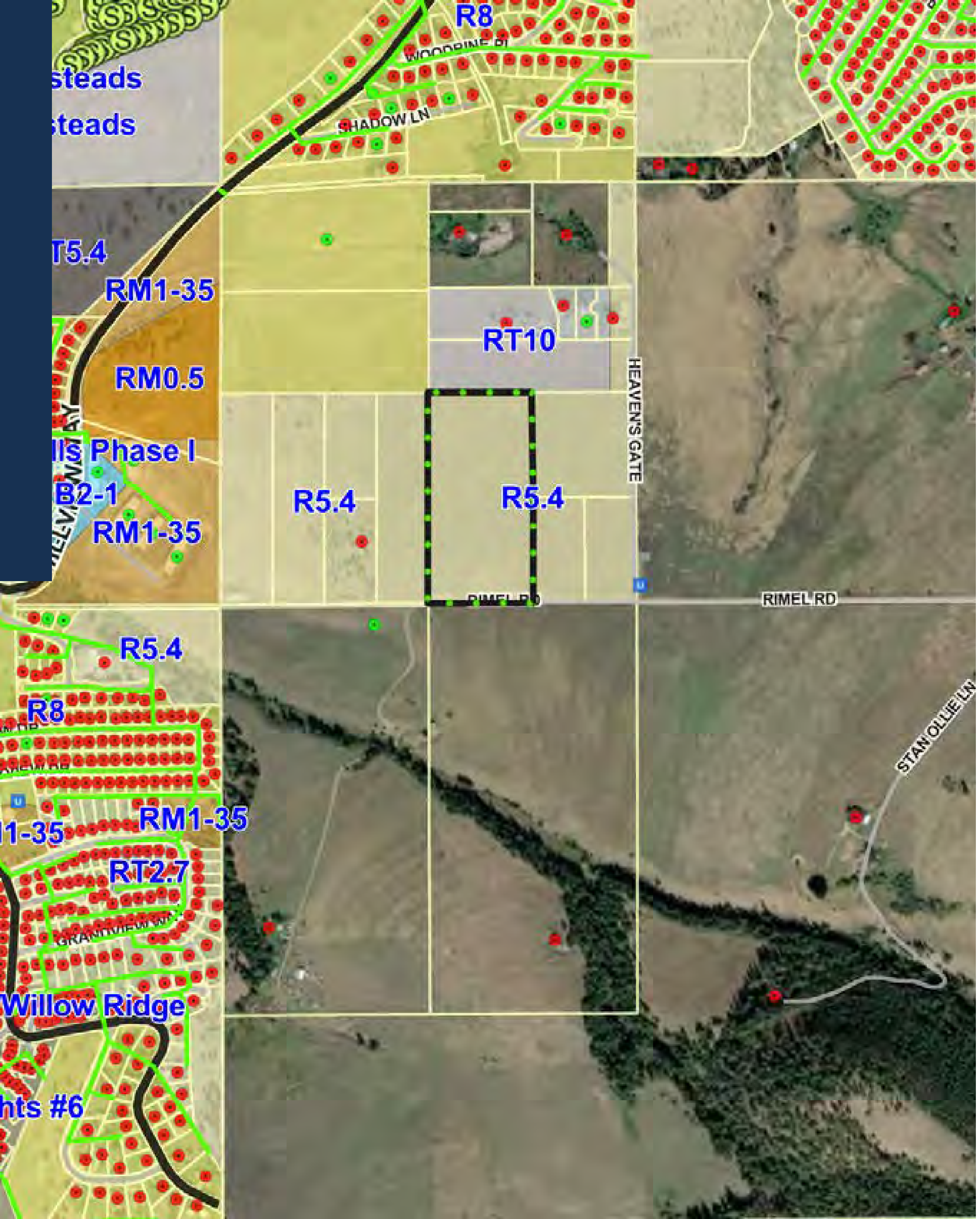
No environmental issues are known for the site.

CC&R's

No CC&R's were found for the site.

Deed Review

A quitclaim deed transferred the property to the school district in 1987. The legal description matches what is found in CAMA.

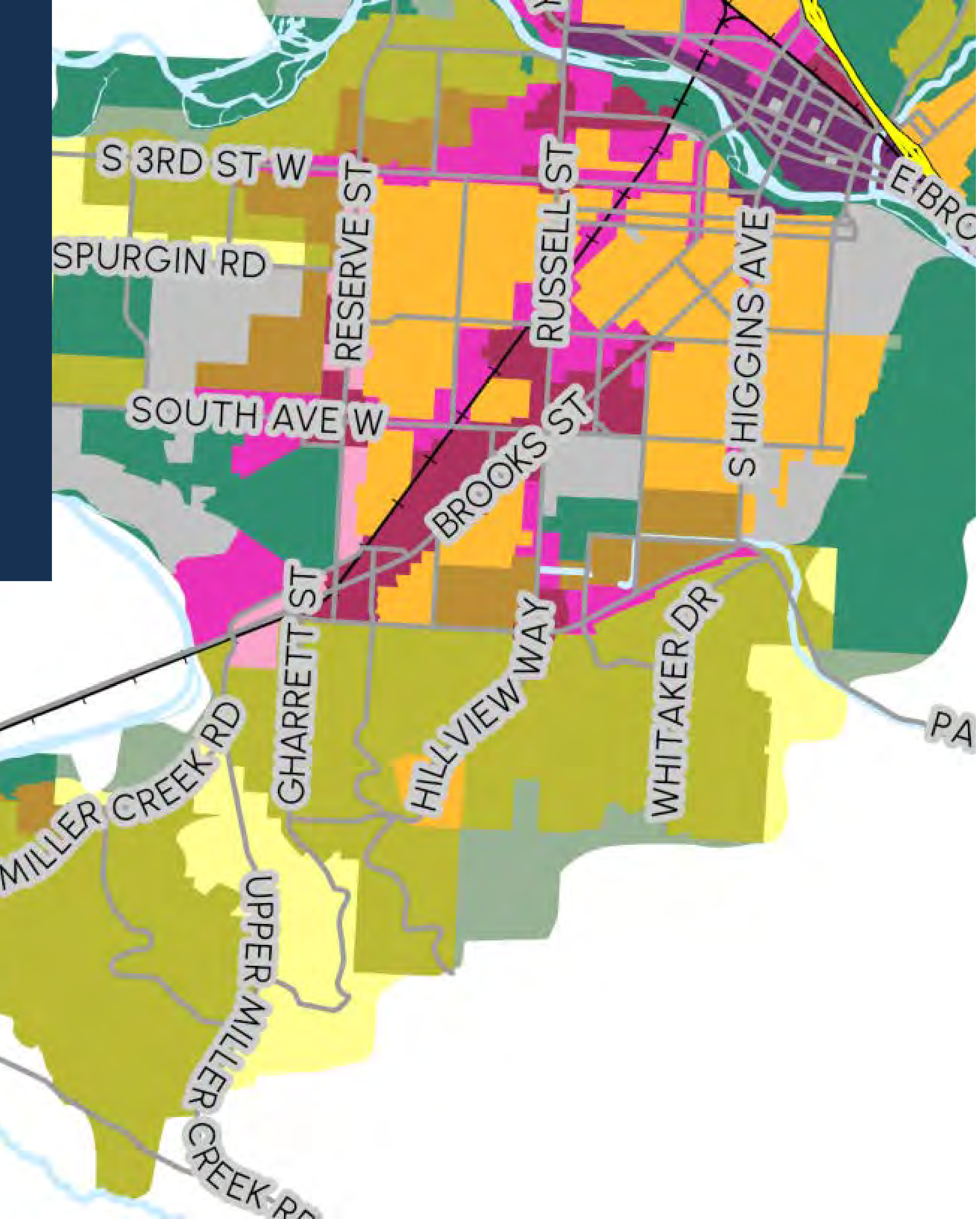

R8
WOODBINE PL
steads
steads
SHADOW LN
T5.4
RM1-35
RT10
RM0.5
HEAVEN'S GATE
lls Phase I
B2-1
R5.4
R5.4
RM1-35
RIMEL RD
RIMEL RD
R5.4
R8
STAN OLLIE LN
RM1-35
1-35
RT2.7
Willow Ridge
hts #6

Zoning

City of Missoula

R 5.4 - 8 Units per Acre

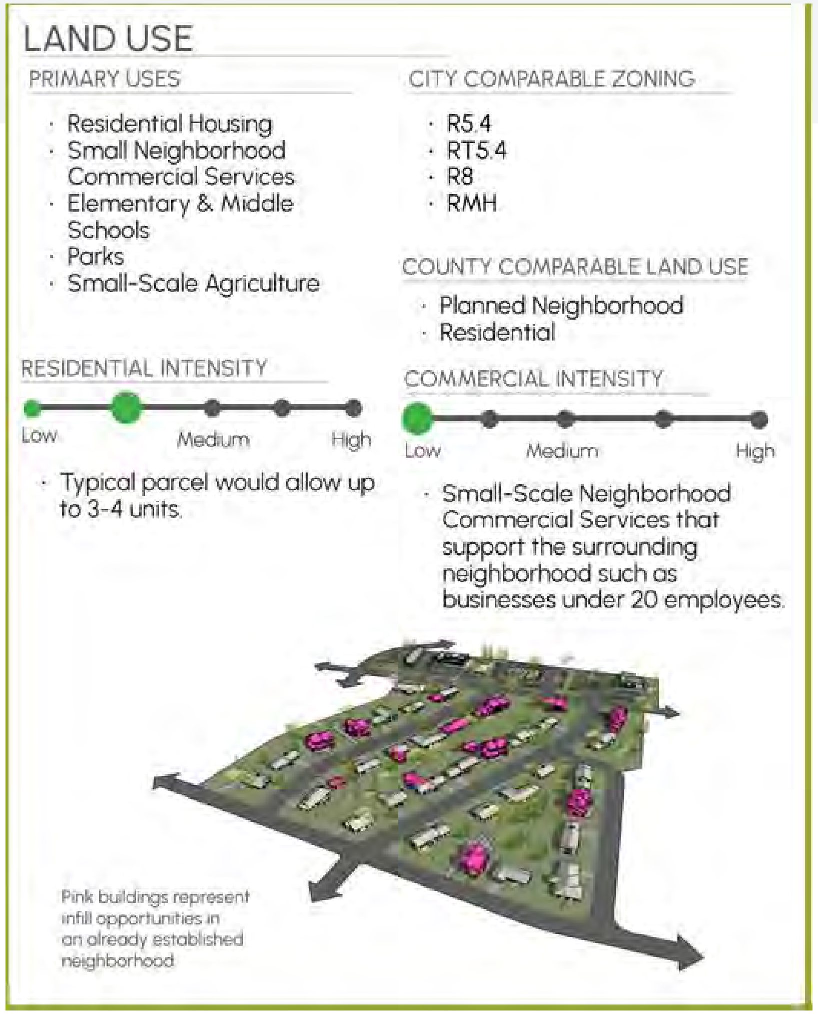
Link to Zoning Code


S 3RD ST W
SPURGIN RD
RESERVE ST
RUSSELL ST
SOUTH AVE W
BROOKS ST
S HIGGINS AVE
E BRO
GHARRETT ST
HILLVIEW WAY
WHITAKER DR
MILLER CREEK RD
UPPER MILLER CREEK RD
PA

Land Use / Growth Policy

Missoula 2045 Land Use Plan

Limited Urban Residential



LAND USE

PRIMARY USES

- Residential Housing
- Small Neighborhood Commercial Services
- Elementary & Middle Schools
- Parks
- Small-Scale Agriculture

RESIDENTIAL INTENSITY

Low Medium High

- Typical parcel would allow up to 3-4 units.

CITY COMPARABLE ZONING

- R5.4
- RT5.4
- R8
- RMH

COUNTY COMPARABLE LAND USE

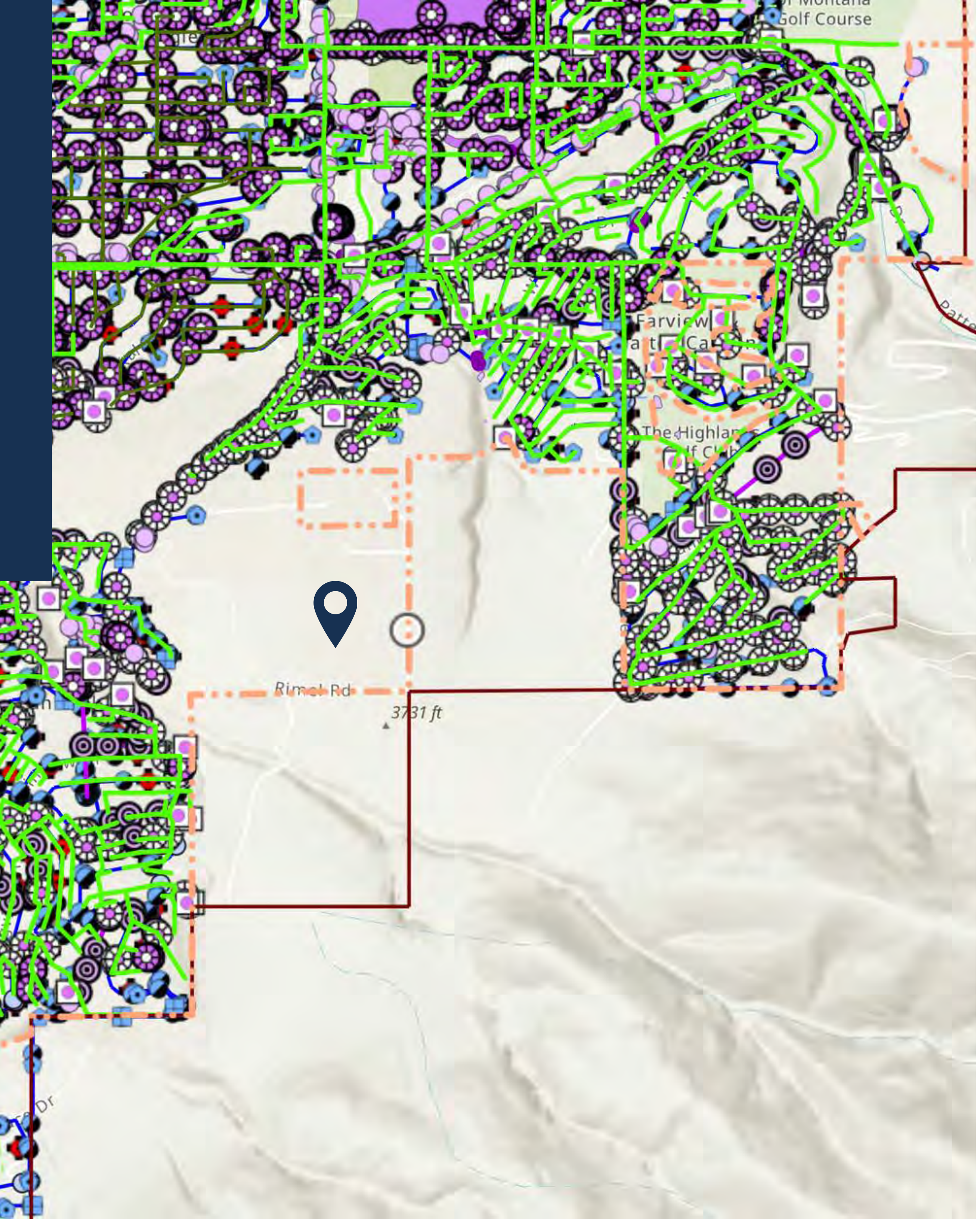
- Planned Neighborhood Residential

COMMERCIAL INTENSITY

Low Medium High

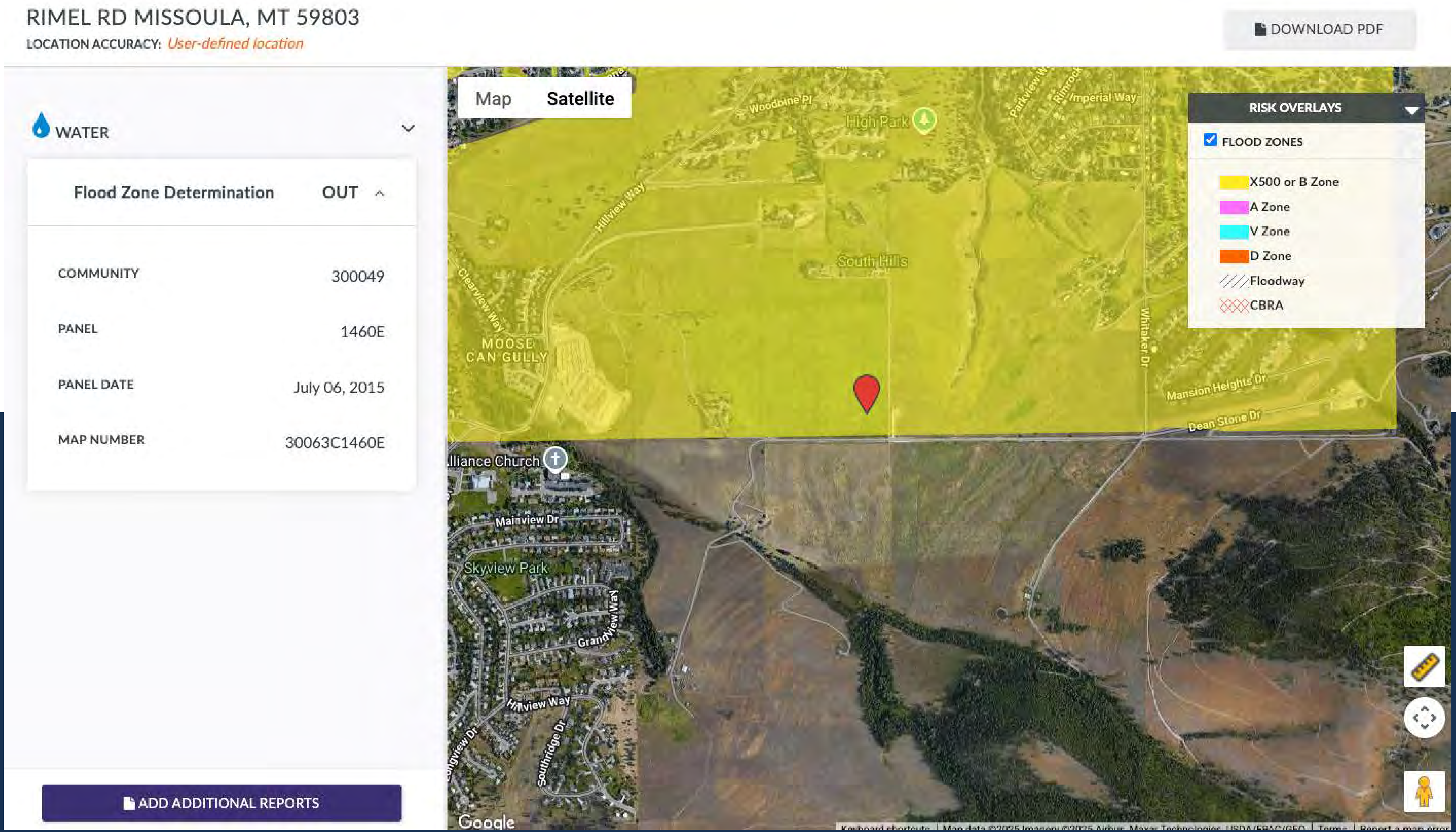
- Small-Scale Neighborhood Commercial Services that support the surrounding neighborhood such as businesses under 20 employees.

Pink buildings represent infill opportunities in an already established neighborhood


Golf Course
Farview
The Highlands Golf Club
Rimrock Rd
3731 ft
Dr

Utilities

Water	No public service to site
Wastewater	No public service to site
Broadband	No utilities to site



RIMEL RD MISSOULA, MT 59803

LOCATION ACCURACY: *User-defined location*

WATER

Flood Zone Determination OUT

COMMUNITY	300049
PANEL	1460E
PANEL DATE	July 06, 2015
MAP NUMBER	30063C1460E

RISK OVERLAYS

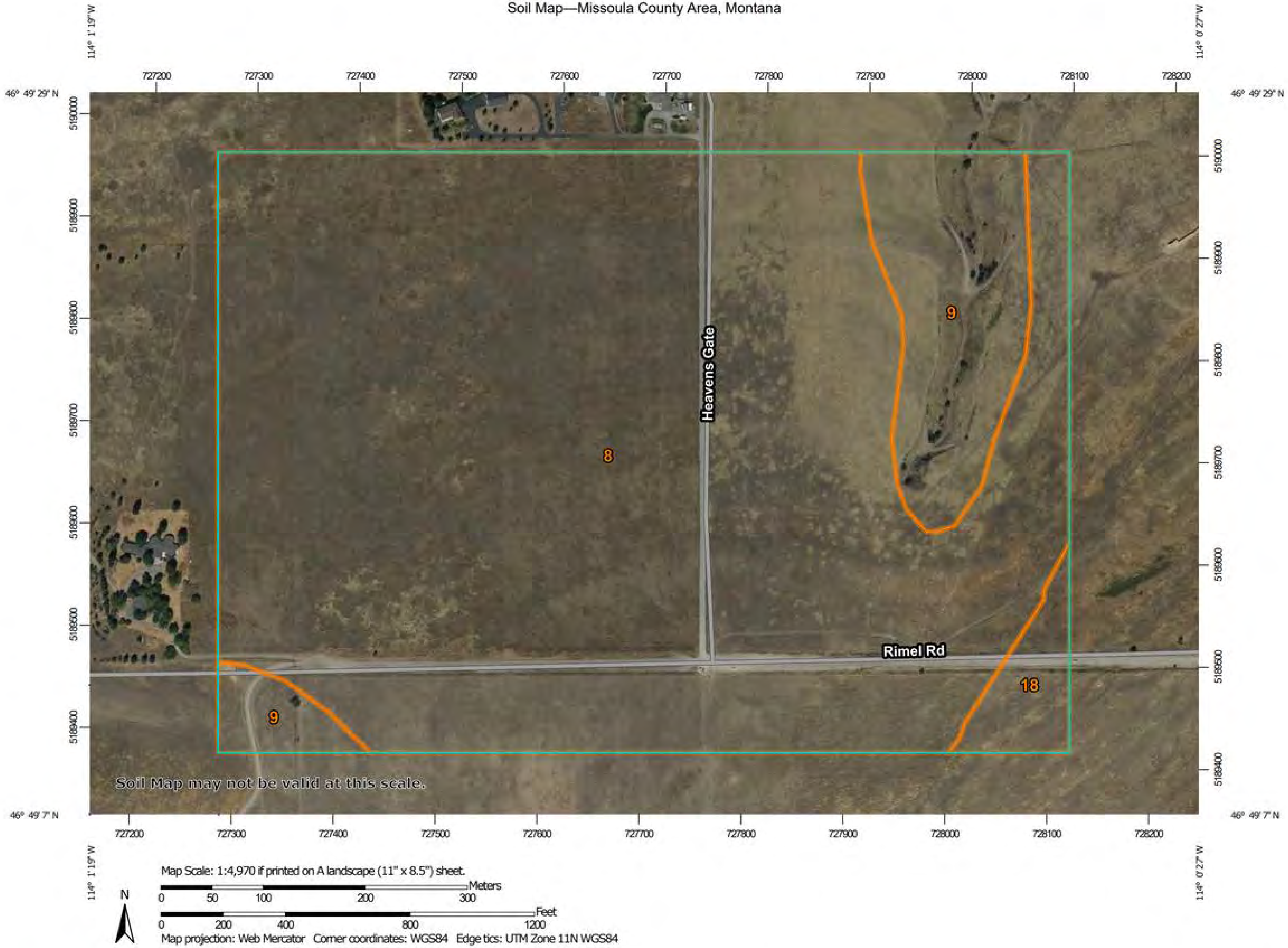
☑ FLOOD ZONES

🟨	X500 or B Zone
🟪	A Zone
🟦	V Zone
🟧	D Zone
▨	Floodway
▩	CBRA

DOWNLOAD PDF
Map
Satellite
ADD ADDITIONAL REPORTS
Woodbine Pl
High Park
Parkview Way
Rimrock
Imperial Way
Hillview Way
South Hills
Clearview Way
MOOSE CAN GULLY
Whitaker Dr
Mansion Heights Dr
Dean Stone Dr
Alliance Church
Mainview Dr
Skyview Park
Grandview Way
Hillview Way
Longview Dr
Southridge Dr
Google
Keyboard shortcuts | Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO | Terms | Report a map error

Flood Plain

Soil Map—Missoula County Area, Montana


114° 1' 19" W
114° 0' 27" W
46° 49' 29" N
46° 49' 7" N
727200
727300
727400
727500
727600
727700
727800
727900
728000
728100
728200
5190000
5189900
5189800
5189700
5189600
5189500
5189400
Heavens Gate
Rimel Rd
8
9
9
18
Soil Map may not be valid at this scale.
N
Meters
0
50
100
200
300
Feet
0
200
400
800
1200

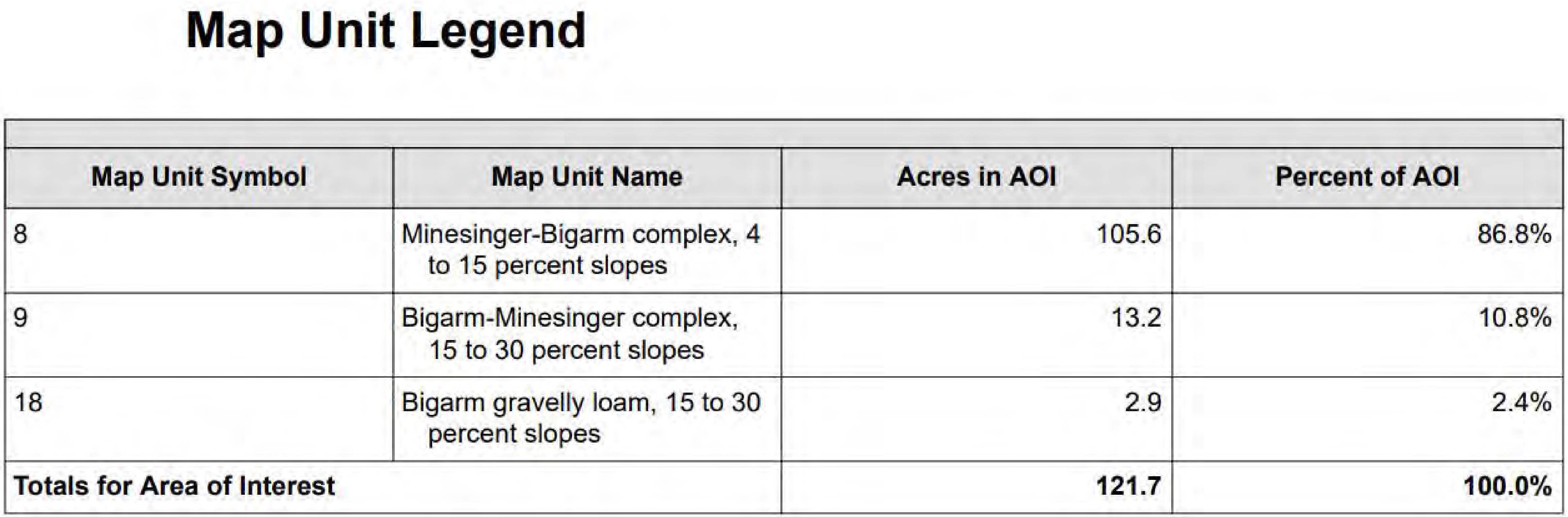
Map Scale: 1:4,970 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

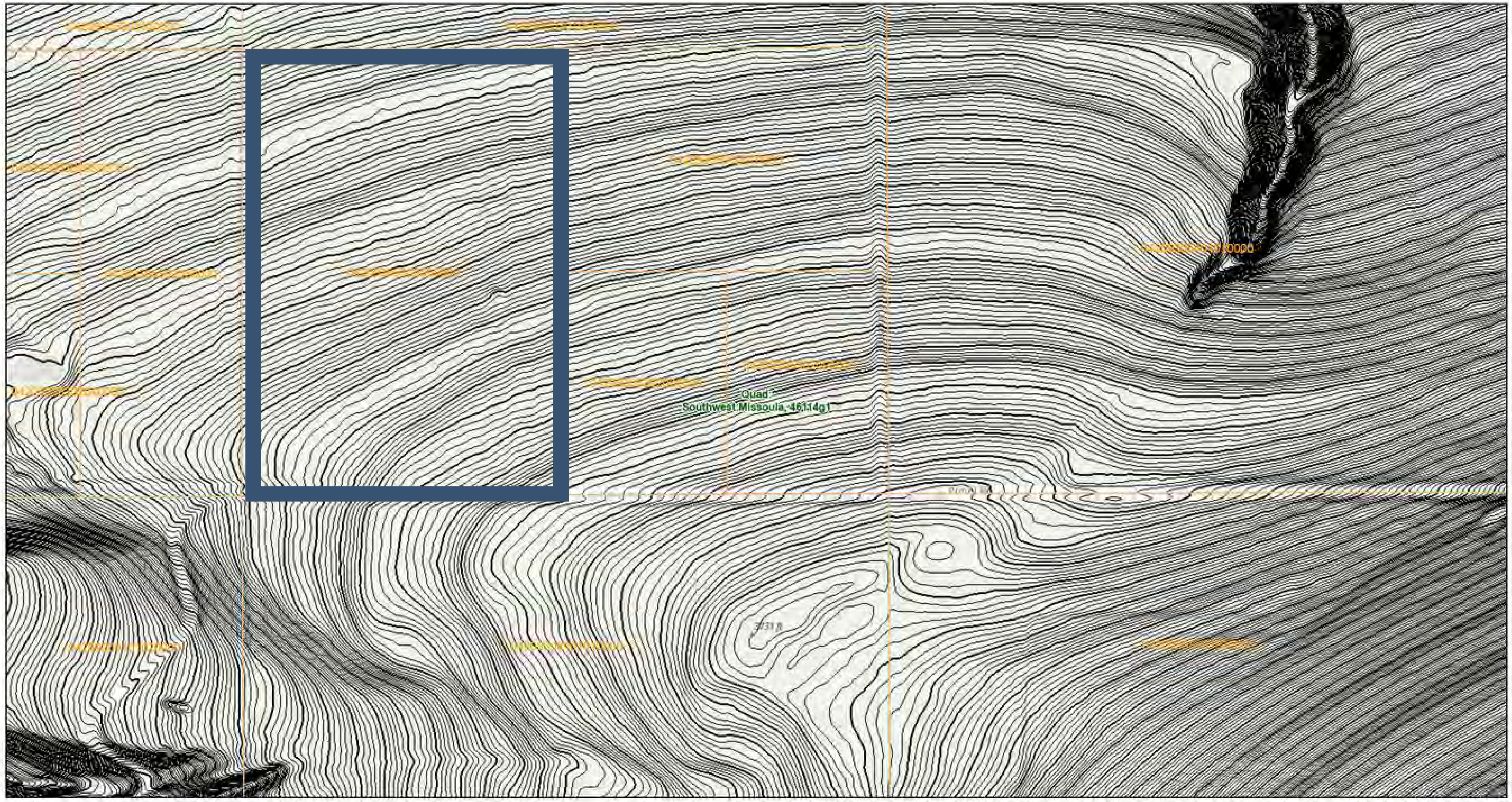
6/25/2025
Page 1 of 3



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Minesinger-Bigarm complex, 4 to 15 percent slopes	105.6	86.8%
9	Bigarm-Minesinger complex, 15 to 30 percent slopes	13.2	10.8%
18	Bigarm gravelly loam, 15 to 30 percent slopes	2.9	2.4%
Totals for Area of Interest		**121.7**	**100.0%**

ArcGIS Web Map



6/25/2025, 1:56:01 PM

☐ Counties

☐ Quads with Downloadable Lidar

☐ Parcels

1 foot contours (Lidar)

255

0

World_Hillshade

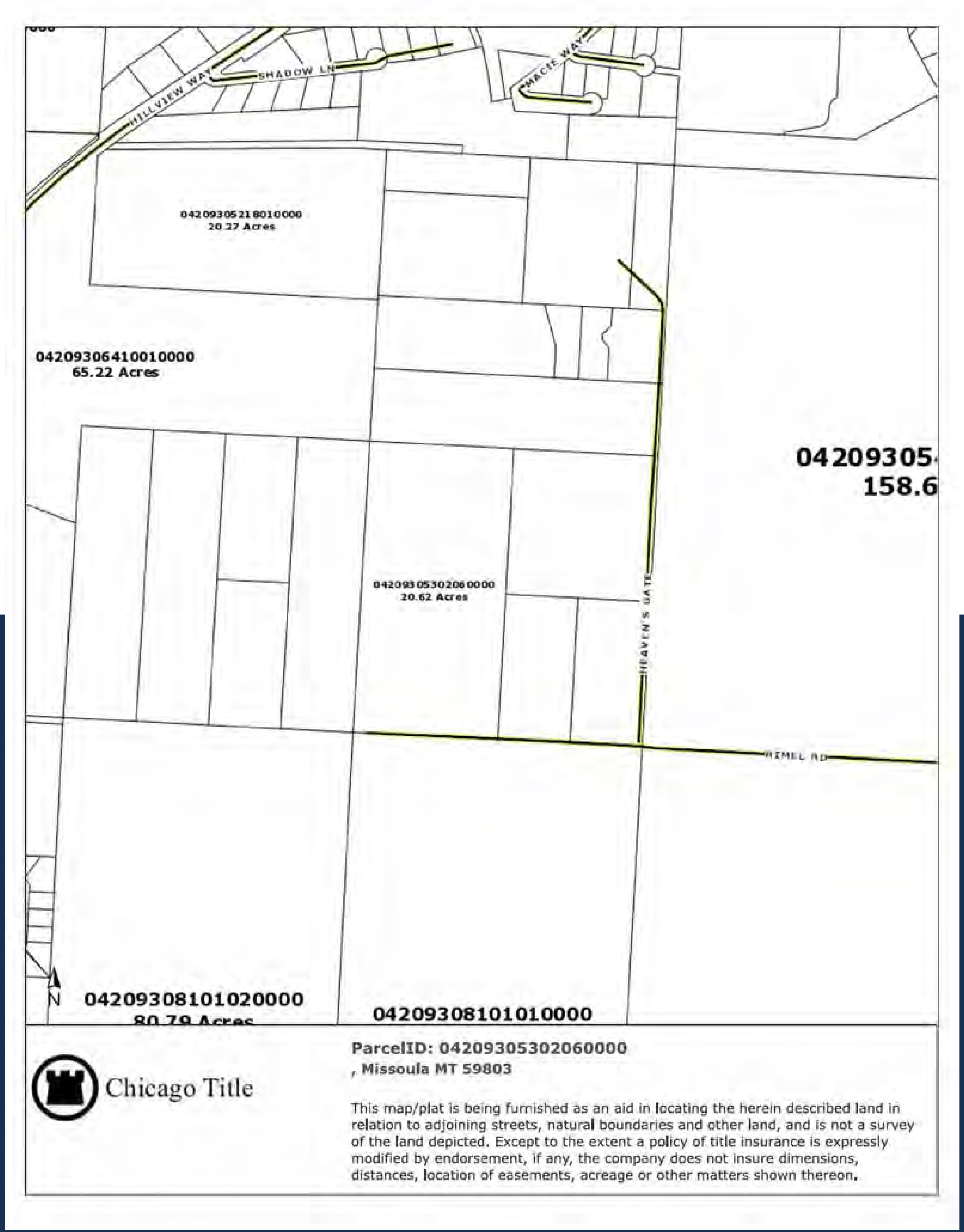
1:3,451

0 0.03 0.06 0.12 mi

0 0.05 0.09 0.19 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaal, GSA, Geoland.

2' Contours

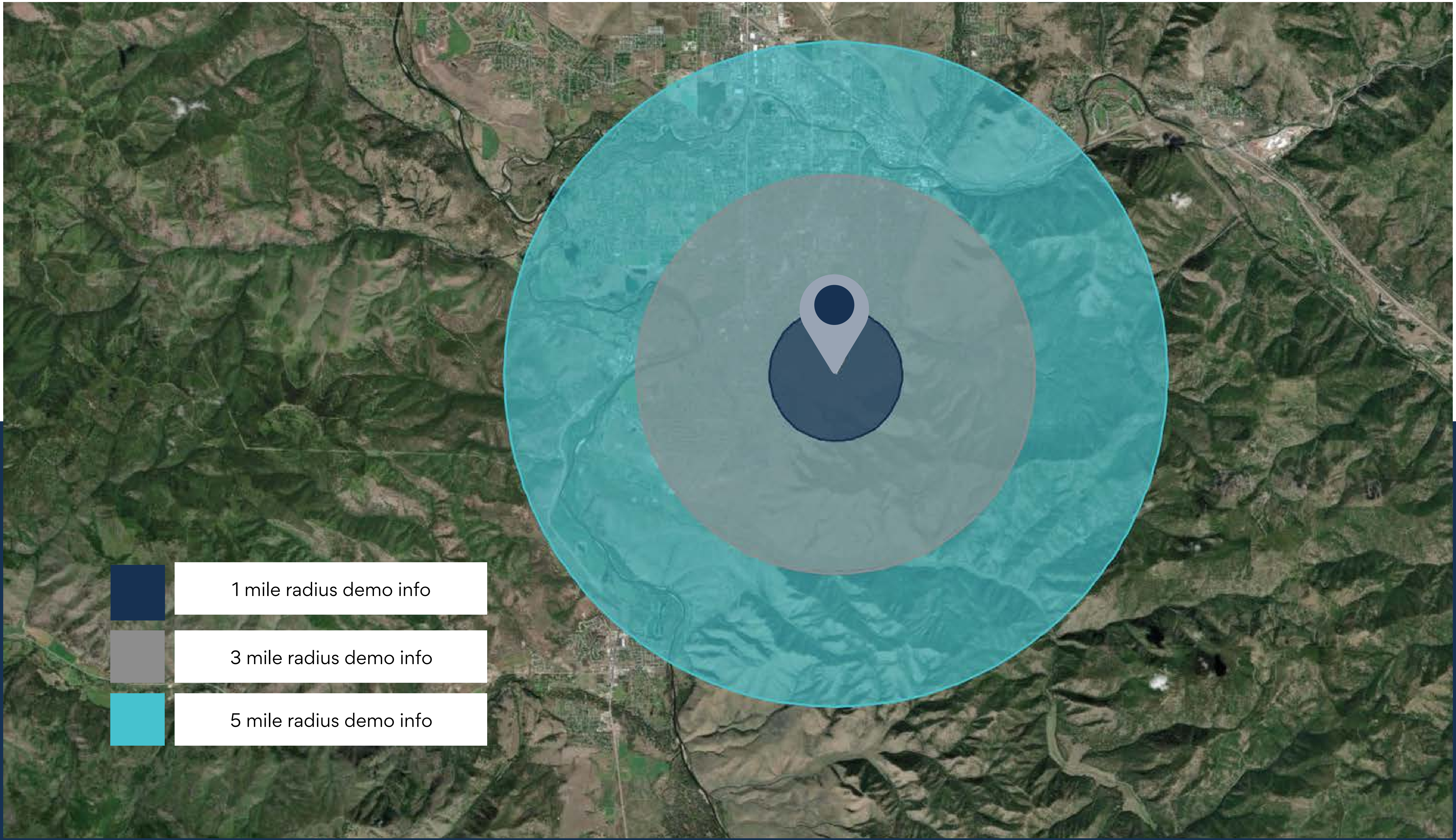

HILLVIEW WAY
SHADOW LN
MACIE WAY
04209305218010000
20.27 Acres
04209306410010000
65.22 Acres
04209305302060000
20.62 Acres
HEAVEN'S GATE
RIMEL RD
N
04209308101020000
80.79 Acres
04209308101010000

Chicago Title

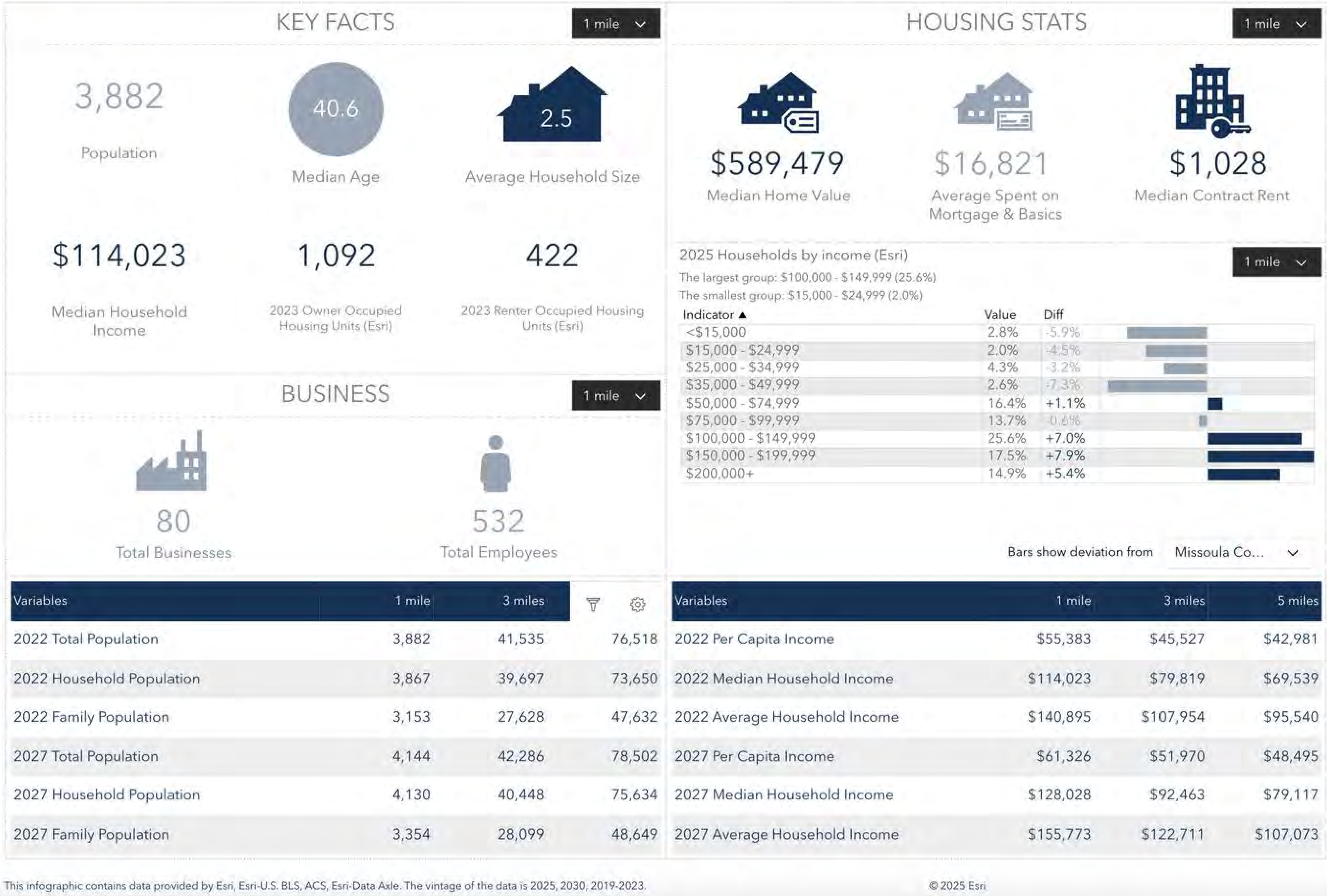
ParcelID: 04209305302060000
, Missoula MT 59803

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Map / Plat


1 mile radius demo info
3 mile radius demo info
5 mile radius demo info

Radius / Drive Time Map



KEY FACTS

3,882
Population

40.6
Median Age

2.5
Average Household Size

$114,023
Median Household Income

1,092
2023 Owner Occupied Housing Units (Esri)

422
2023 Renter Occupied Housing Units (Esri)

HOUSING STATS

$589,479
Median Home Value

$16,821
Average Spent on Mortgage & Basics

$1,028
Median Contract Rent

2025 Households by income (Esri)

The largest group: $100,000 - $149,999 (25.6%)
The smallest group: $15,000 - $24,999 (2.0%)

Indicator ▲	Value	Diff
<$15,000	2.8%	-5.9%
$15,000 - $24,999	2.0%	-4.5%
$25,000 - $34,999	4.3%	-3.2%
$35,000 - $49,999	2.6%	-7.3%
$50,000 - $74,999	16.4%	+1.1%
$75,000 - $99,999	13.7%	-0.6%
$100,000 - $149,999	25.6%	+7.0%
$150,000 - $199,999	17.5%	+7.9%
$200,000+	14.9%	+5.4%

Bars show deviation from Missoula Co...

BUSINESS

80
Total Businesses

532
Total Employees

Variables	1 mile	3 miles	
2022 Total Population	3,882	41,535	76,518
2022 Household Population	3,867	39,697	73,650
2022 Family Population	3,153	27,628	47,632
2027 Total Population	4,144	42,286	78,502
2027 Household Population	4,130	40,448	75,634
2027 Family Population	3,354	28,099	48,649

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	$55,383	$45,527	$42,981
2022 Median Household Income	$114,023	$79,819	$69,539
2022 Average Household Income	$140,895	$107,954	$95,540
2027 Per Capita Income	$61,326	$51,970	$48,495
2027 Median Household Income	$128,028	$92,463	$79,117
2027 Average Household Income	$155,773	$122,711	$107,073

This infographic contains data provided by Esri, Esri-U.S. BLS, ACS, Esri-Data Axle. The vintage of the data is 2025, 2030, 2019-2023.

© 2025 Esri

Key Facts

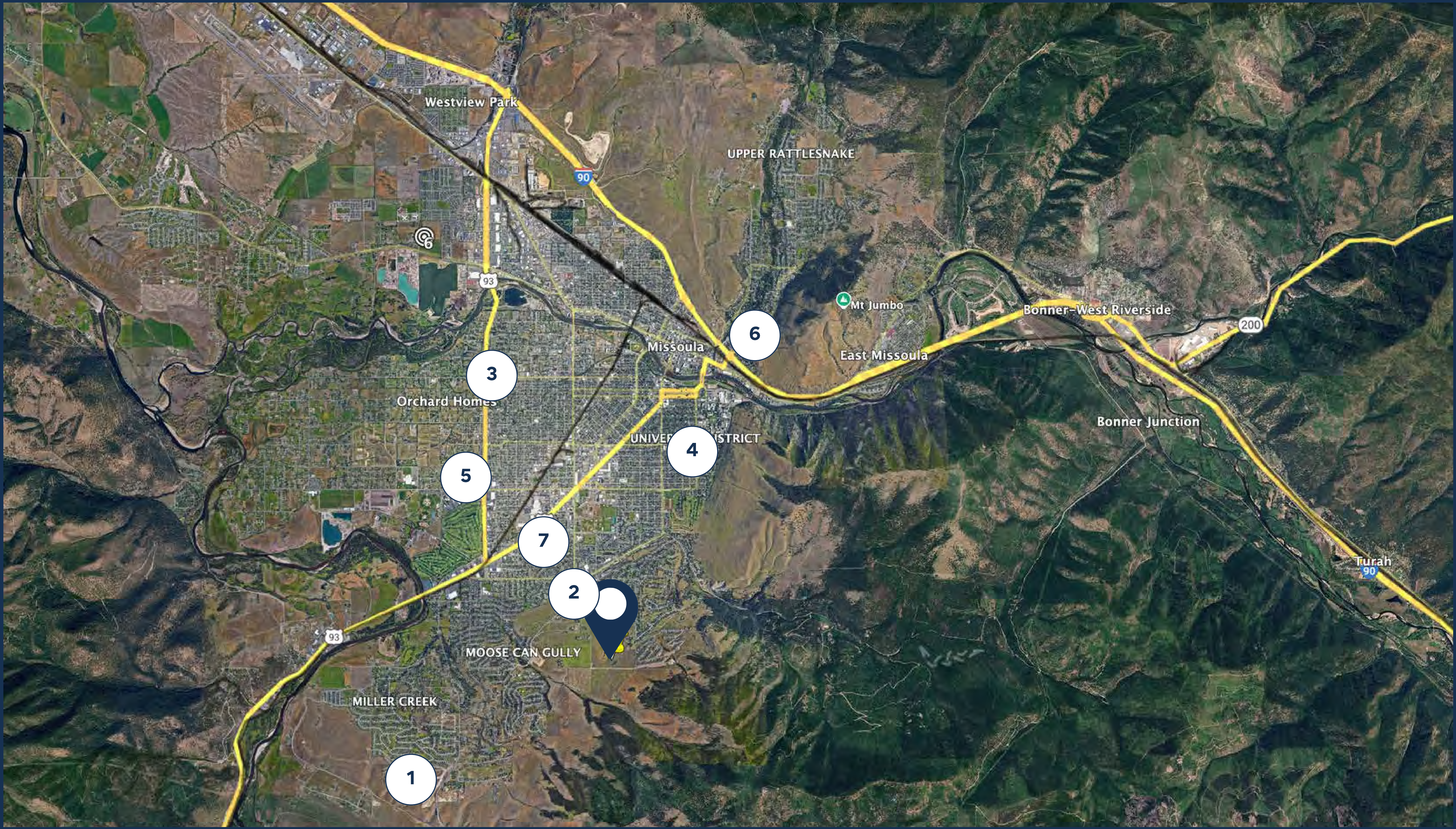
Mullan Rd
Mullan Rd
W Broadway
N Russell
Mullan Rd
10
N Higgins
90
S 14th St W
12
S Higgins
South Ave W
39th St
93

COMPARABLES

SterlingCRE
ADVISORS

Sale Comparables | R5.4

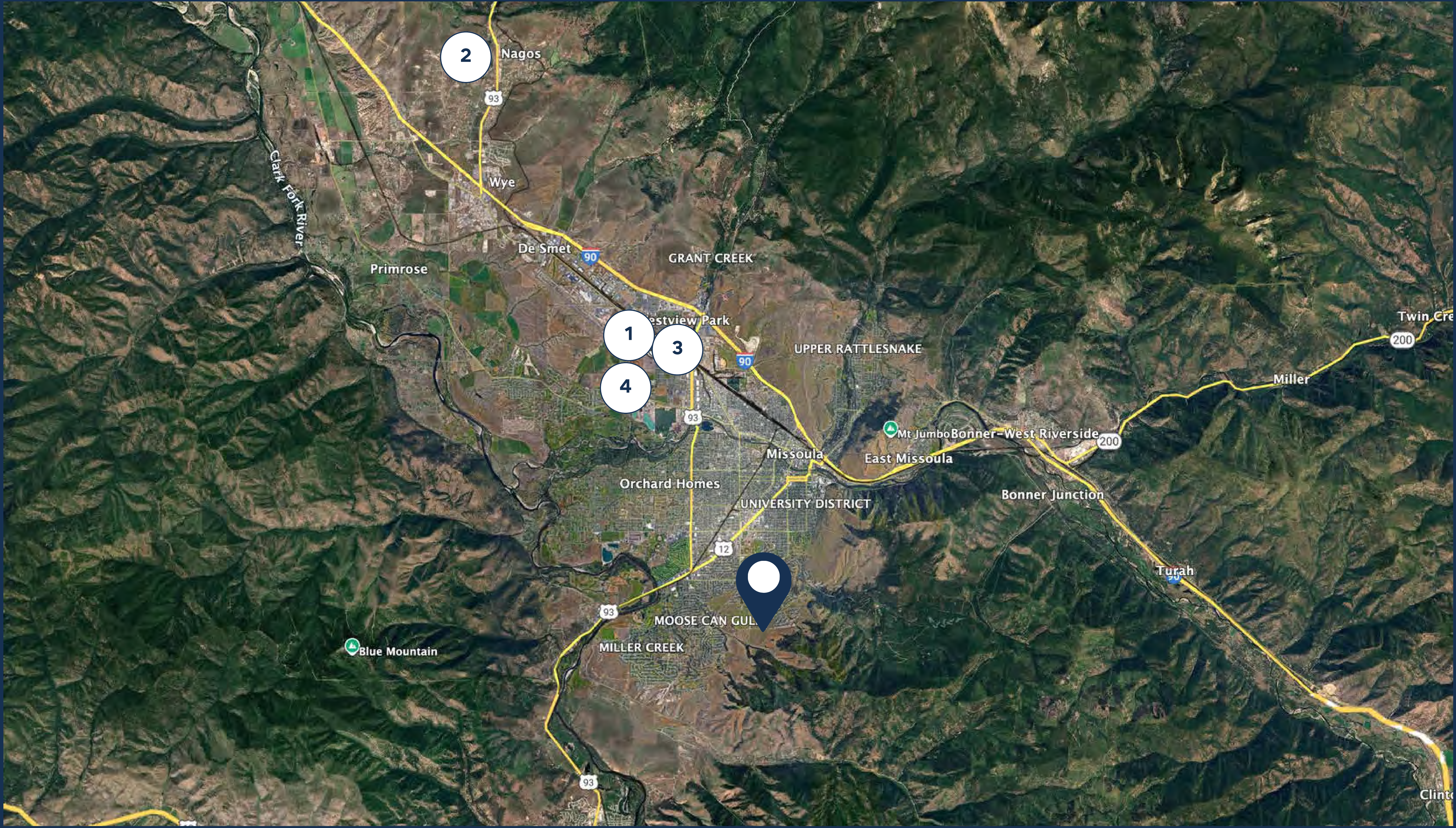
Map	Name	Closed Date	Sold Price	Sold $/SF	Lot Size (Acres)	Total SF	Zoning	DOM	Notes
1	NHN Avery Ln	2024-10-10	$105,000	$11.48	0.21	9,148	R5.4	147	Lot plus house plan
2	Parcel 2 Simons Dr	2024-08-06	$400,000	$3.92	2.34	101,930	R5.4	407	Potential to upzone
3	Unit 2 Davis St	2024-07-31	$169,900	$36.09	0.11	4,708	R5.4	113	Included approved plan, utilities to site
4	1536 Arthur Ave	2024-07-31	$275,000	$56.37	0.11	4,879	R5.4	71	Infill lot in University
5	Lots 2-7 Burns Addition	2024-05-31	$1,110,000	$19.60	1.30	56,628	RT5.4	31	7 lots- city water near site
6	1008 Briar St	2023-10-04	$275,000	$26.20	0.24	10,498	R5.4	37	Single home lot
7	Lots 18 & 19 McDonald Ave	2023-06-30	$198,000	$23.27	0.20	8,509	R5.4	217	Included two lots
		Average	**$361,843**	**$25.28**	**0.64**	**28,043**		**146**	
		Median	**$275,000**	**$23.27**	**0.21**	**9,148**		**113**	
		Weighted		**$12.90**					


Westview Park
90
UPPER RATTLESNAKE
93
Mt Jumbo
Bonner-West Riverside
200
6
Missoula
East Missoula
3
Orchard Homes
Bonner Junction
UNIVERSITY DISTRICT
4
5
7
Turah
90
2
93
MOOSE CAN GULLY
MILLER CREEK
1

Sale Comparables

On Market Competition

Map	Address	City	State	Zip	Acreage	SF	Zoning	Asking Price	PPSF	Days on Market	Notes
1	3200 Flynn Ln	Missoula	MT	59808	18.1	788,436	T4R-T4O	$6,557,000	$8.32	775	Sxwtpqyen
2	NHN Lots M2 & M3 Meadowlands Drive	Missoula	MT	59808	5.54	241,322	NR	$2,500,000	$10.36	118	Includes TH Site Plan
3	Tract C Mary Jane Boulevard Flynn Lane	Missoula	MT	59808	18.1	788,436	T4R-T4O	$6,557,000	$8.32	203	Sxwtpqyen
4	Heron's Landing	Missoula	MT	59808	10.7	466,092	RT 5.4	$4,030,000	$8.65	202	Heron's Landing Phase W2
			Average		**13.11**	**571,072**		**$4,911,000**	**$8.91**	**324.5**	
			Median		**14.4**	**627,264**		**$5,293,500**	**$8.48**	**202.5**	
			Weighted						**$8.60**		


2
Nagos
93
Wye
Clark Fork River
De Smet
90
Primrose
GRANT CREEK
1
estview Park
3
90
UPPER RATTLESNAKE
4
93
Twin Cre
200
Miller
Mt Jumbo
Bonner-West Riverside
200
Missoula
East Missoula
Orchard Homes
UNIVERSITY DISTRICT
Bonner Junction
12
Turah
90
93
MOOSE CAN GUL
MILLER CREEK
Blue Mountain
93
Clint

On Market Competition

SterlingCRE
ADVISORS

Brokerage Advisors

MATT MELLOTT, CCIM | SIOR

Managing Partner & Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multifamily investments.

CLAIRE MATTEN, CCIM | SIOR

Partner & Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.

RYAN SPRINGER, CCIM

Partner & Commercial Real Estate Advisor

Ryan Springer spent several years in the Marines, then transitioned to supply chain management roles around the Pacific Northwest. The complex world of commercial real estate was a natural step for Ryan as he returned to his hometown of Bozeman, Montana, where he has managed transactions for 15+ years.

Brokerage Advisors

CONNOR MCMAHON

Commercial Real Estate Advisor

Connor McMahon specializes in retail transactions, market penetration strategies, and complex lease negotiations. With a transaction volume exceeding $150 million, Connor has successfully represented a diverse range of clients, from small businesses to Fortune 500 companies.

CASEY ROSE, CCIM

Commercial Real Estate Advisor

A team captain at Rutgers University, a national champion in big-mountain skiing, and a commercial real estate specialist: Casey Rose is a well-rounded and dedicated member of the SterlingCRE Advisors team with a background in multifamily investment.

DYLAN HARRINGTON

Commercial Real Estate Advisor & Transaction Coordinator

Dylan sees something different than most people when he tours a commercial building: he's thinking about the nuts, bolts, and guts of the space. With this wealth of knowledge, Dylan adds substantial value to every Sterling project.

JOE TREDIK

Leasing Specialist

Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team. He leverages his accounting background and leasing experience to provide clients with detailed financial analysis and strategic insights that enable clients to make well informed leasing decisions.

Operations & Data Team

SIERRA PIERCE

Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.

SARA TOWNSLEY

Research Director

Sara manages the extensive library of real estate data that provides the Sterling team accurate and up to date information on transactions and sales. Her attention to detail and organization allows for efficient valuations and pricing guidance. Sara is also the first to know about new developments and businesses in the community.

JUDY POWELL

Director of Accounting & Finance

Judy manages accounting for all transactions and is a stickler for details. With extensive public and private experience, she is adept at adhering to rigorous compliance and reporting standards. Judy also has experience in development financing.

Marketing Team

MAGGIE COLLISTER

Marketing & Project Analyst

With a background in real estate development and graphic design, Maggie creates punchy and compelling marketing pieces for listings. Her understanding of real estate and economic trends and data create strong selling points for properties in Montana's growing markets.

JESSICA BALDWIN

Brand Marketing & PR Director

Jessica enhances property visibility through strategic marketing in print, digital, and PR. Drawing on her background in brand building and online lead generation, she effectively positions properties to attract the right audience, maximizing their market presence and investment potential.

Disclaimer & Limiting Conditions

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Limiting ConditionsStudy outcomes are based on our analysis of the information available to us from our researchas of the date of report creation. As such, we assume the client has offered correct and reliable information. Further, we assume the client has informed us about any issues that would affectproject feasibility. The study is based on current and expected trends of the economy and realestate market. However, economic conditions change, as do real estate markets. As such, weinsist that clients continuously track the economy and real estate market. We stronglyencourage clients to revisit findings from the study continuously and to revisit key projectassumptions periodically to ensure they are still justified. Given the changing marketconditions and potential for shifting consumer preferences, projected and actual results willlikely differ. Market conditions and projections frequently are different than expected. We donot express any form of assurance on the achievability of any pricing or absorption estimatesof reasonableness of the underlying assumptions. The study assumes "normal" real estatemarket conditions and not conditions of an "up" or "down" market. Economic, employment,population & household growth and consumer confidence are assumed to occur more or lessin accordance with current expectations. There are no assurances about the ability to secureneeded project entitlements; in the cost of development or construction; in tax laws that favoror disfavor real estate markets; or in the availability and/or cost of capital and mortgagefinancing for real estate developers, owners and buyers. If any major change in marketconditions occurs, this study analysis should be updated, with the conclusions andrecommendations summarized herein reviewed and reevaluated. We have no responsibility toupdate our analysis for events and circumstances occurring after the date of our report.Clients are advised to independently verify the accuracy and completeness of all summariesand information contained herein, to consult with independent legal and financial advisors,and carefully investigate the economics of this development.

APPENDIX B.7

WHITTIER PROPERTY BOV

SterlingCRE
ADVISORS

March 2026

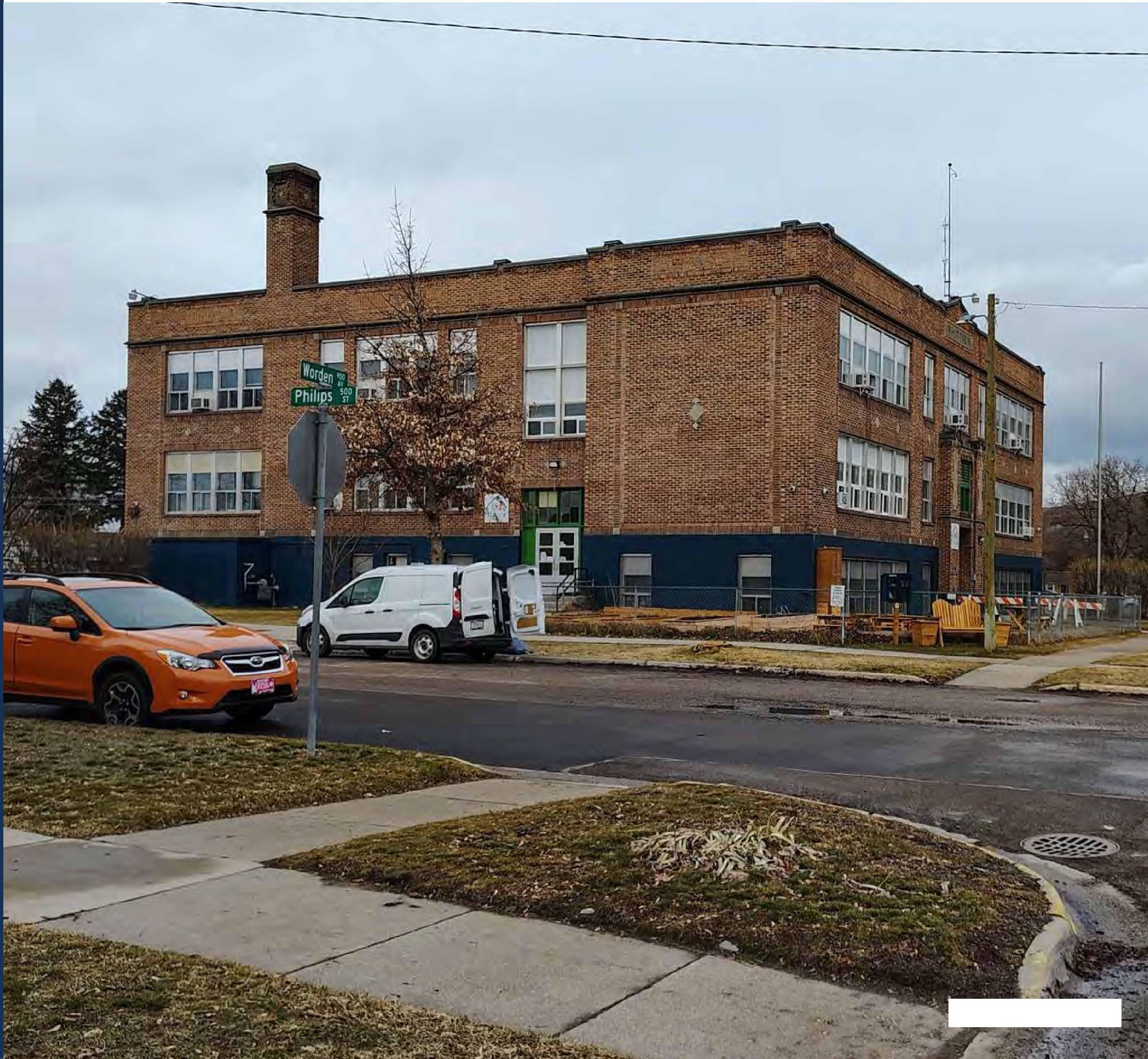
Broker Opinion of Value

1001 Worden Avenue
Missoula, Montana

Prepared for Missoula County Public Schools

Prepared by

Matt Mellott, CCIM | SIOR
Matt@SterlingCREadvisors.com
406.203.3650



SterlingCRE
ADVISORS

Contents

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Executive Summary

Valuation Summary

Marketing

Location Study

Market Comparables

Financial Analysis

Market Intel

Brokerage Team

Limiting Conditions

Executive Summary

SterlingCRE Advisors is pleased to present Missoula County Public Schools, with a Broker Opinion of Value for the property located at 1001 Worden Avenue.

In the evaluation, the local team reviewed the properties, analyzed sale and lease comparables, and studied current market conditions.

Address	1001 Worden Avenue
Asset Type	Institutional
Square Footage (per source)	±20,500 SF
Total Acreage	±1.16 Acres
Property Tour Conducted	February 17, 2026

Matt Mellott, CCIM | SIOR
Matt@SterlingCREadvisors.com
406.203.3650

Valuation Summary

Key Takeaways

The most probable purchaser of the Whittier School would be a similar institutional user capable of utilizing the existing mix of office space, classrooms, assembly areas, and the commercial kitchen. Potential users could include a religious organization, another educational institution, or a nonprofit organization seeking flexible meeting and program space. For this type of buyer, the existing improvements provide utility and costs relative to new construction.

A secondary buyer pool may include residential developers interested in acquiring the property as a redevelopment site, capitalizing on the underlying land value and high-density residential zoning. In such a scenario, the building would likely be removed to facilitate redevelopment.

The property is less likely to appeal to a traditional commercial investor or office owner-occupier. While zoning potentially may permit conversion to more conventional office use, the neighborhood location may limit its attractiveness to that segment of the market.

Accordingly, the low end of the value range reflects the underlying land value consistent with its high-density residential zoning and redevelopment potential. The upper end of the range contemplates the possibility of identifying an ideal institutional user who can effectively utilize the existing improvements and thereby attribute contributory value to the structure.

> An institutional buyer is likely to perceive the most value in the Whittier School Building. Secondarily, a residential-focused redeveloper would be the next highest-value buyer.

Likely Range of Value

Low	High
$1,850,000 ($90.24/SF building) ($37.50/SF Land)	**$2,400,000** ($115/SF)

Definition: The price range we anticipate the property to trade within based on recent market data.

Suggested List Price

$2,400,000

($115/SF)

Definition: An initial, forward-looking price that anticipates continued market growth and positions the property to benefit from that growth.

Marketing Time

12 to 18 months

Definition: The amount of time we anticipate will be needed to secure a buyer or tenant for the property within the Likely Range of Value.

Valuation Summary continued

Highest Value Use of Property As-Is & As-Vacant

The Whittier School property has a unique set of circumstances that influence its flexibility and potential future uses. Traditionally, school sites are zoned “institutional,” which generally limits redevelopment to public-serving uses such as schools, hospitals, or other civic facilities.

However, this property is zoned UR3, a new zoning category in Missoula. UR3 is primarily a residential designation, which allows the building to continue operating as a school, but it also provides the opportunity for the structure to be converted to residential use or redeveloped entirely with new residential construction.

One of the more notable features of UR3 zoning is that it also permits neighborhood commercial uses, such as office or retail. While new commercial construction is limited to 2,000 square feet, that limitation does not apply to existing buildings. As a result, the existing approximately 20,000-square-foot structure could potentially be reused for some form of office occupancy.

A key factor would be how the City interprets the change in use and occupancy. Much would depend on whether the building is viewed as a traditional private office use or more consistent with a nonprofit or civic-type office function.

If the property were deemed eligible for conventional office use, it could expand the potential market for the building in its current form. However, the location is not optimal for office, given that it is tucked away in a residential setting- the potential rents may not pencil for renovation costs.

Ultimately, the most likely outcomes remain continued use as a school or other nonprofit institutional use, conversion to residential, or redevelopment of the site.

Highest Value Buyer or Tenant

The highest-value buyer or tenant for this property would likely be one who can make effective use of the existing structure. The building is in functional condition. While it requires continued investment to remain operational, its condition does not justify demolition from a strictly economic standpoint at this time. As such, the greatest value is achieved through continued use.

The most probable buyer would therefore be a group capable of utilizing the current layout with minimal renovation.This would most likely be a nonprofit or institutional user, such as a school or similar civic organization. There is also potential for a traditional office user, subject to the City’s interpretation of allowable occupancy and use under the current zoning framework.

The site would also be attractive to residential developers given the UR3 zoning designation. However, a residential buyer would not be expected to pay full value for the existing improvements. Instead, such a purchaser would likely underwrite the property closer to land value, or at a value that reflects the substantial renovation costs required to convert the structure to residential use, or alternatively, the cost of demolition and redevelopment.

Accordingly, the highest value scenario is tied to continued use of the existing building, while residential redevelopment represents a viable but likely lower-value alternative.

Valuation Summary continued

Property Challenges & Wildcards

There are several challenges and “wild cards” associated with this property.

The primary variable, as discussed previously, is how the City ultimately interprets allowable occupancy and use. Specifically, whether the building would be permitted to convert to a traditional office use or be limited to civic or nonprofit occupancy will materially impact marketability and value.

Beyond zoning considerations, the remaining challenges are typical of a property of this age. The building is older, though it has benefited from meaningful capital investment. The roof has been replaced within the past 10 years, remediation efforts have begun for both lead paint and asbestos, and asbestos has been removed from most areas aside from limited spaces such as storage closets. An ADA lift has also been installed, improving accessibility and overall functionality.

That said, several building systems are aging and will require future investment. The water system is dated, the boiler is nearing the end of its useful life, and the forced air system is older. Additionally, cooling on the upper level is currently provided by window-style air conditioning units rather than a centralized system. These deferred or upcoming capital needs represent real cost considerations for a future owner.

Importantly, while the property requires ongoing investment, there has been sufficient upkeep and improvement to support continued useful life. The building remains functional and serviceable. However, as with any structure of this vintage, unforeseen capital repairs remain a risk factor and introduce an element of uncertainty for prospective buyers.

Land Comparison and Valuation Considerations

When compared to the selected land comparables, the Whittier School site is a highly attractive property. The site is substantially larger than the comparable properties, allowing for a more significant and flexible development program. In addition, the property comprises twelve (12) platted city lots, providing the potential for subdivision and added redevelopment flexibility.

The site benefits from favorable zoning, including recent updates that permit a limited component of commercial use. This regulatory framework enhances the property’s versatility and broadens its potential development outcomes.

Given these attributes—size, subdivision potential, zoning flexibility, and overall location—the property was positioned toward the upper end of the comparable land value range. If exposed to the open market, the site would likely be viewed as a desirable infill development opportunity.

The existing building does not materially enhance the underlying land value. Market participants would most likely evaluate the property as a redevelopment site, with the existing improvements viewed as a potential demolition rather than a contributory asset.

Based on the land comparables and overall market positioning, the property would likely trade as a land play in the approximate range of $35 to $40 per square foot.

Valuation Summary continued

Institutional Comparable Sales Analysis

In addition to land comparables, we analyzed sales of similar institutional properties. These properties, like the Whittier School, were purpose-built for institutional use and are not readily adaptable to traditional commercial office users or straightforward residential redevelopment without significant modification.

The highest-priced comparable was a modern church located at 1714 South Reserve Street. This property achieved the strongest pricing due to two primary factors: (1) its location along the Reserve Street corridor—one of the highest-valued commercial land areas in Missoula outside of the central business district—and (2) the condition of the improvements. The church was modern and required minimal renovation, allowing the buyer (another church user) to occupy the property with limited capital investment.

We do not anticipate the subject property would achieve pricing at that level. The Whittier School has some deferred maintenance and capital items that would require attention, and its underlying land is not as highly valued as property located along the Reserve Street corridor.

The most relevant comparable is 210 Fort Missoula Road, which traded at approximately $92 per square foot. That property was zoned OP3 at the time of sale, which imposes limitations on redevelopment and reduces the flexibility—and therefore value—of the underlying land. In contrast, the Whittier School site benefits from more favorable zoning, enhancing redevelopment potential and supporting a higher value conclusion.

Other institutional comparables were considered but given less weight. The Lolo school property was purchased primarily as a teardown for land value. Similarly, 4720 23rd Avenue is located on lower-density residential land with more limited redevelopment potential, resulting in lower underlying land value and overall pricing.

Based on the comparative analysis, and particularly the greater flexibility and strength of the underlying zoning at the subject property, we concluded a value indication of approximately $115 per square foot. This reflects pricing above the Fort Missoula comparable but below the South Reserve church sale, appropriately positioning the subject within the institutional sales spectrum based on condition, location, and land utility.

Property Notes

Overall Condition and Functional Utility

Overall, the property is in serviceable condition. School administration has identified several capital items that may require attention in the near to mid-term, including potential replacement of the boiler and air handling systems, as well as continued asbestos and lead-based paint remediation in limited areas.

The roof is reported to be in good condition. Following a prior flood event, substantial improvements were completed to address damage and update certain building components. At present, one upper-level restroom has experienced significant water damage and is undergoing repairs.

Given the age of the building, ongoing maintenance and periodic capital improvements should be expected. Continued active use and timely repairs will be important in preserving the building's remaining economic life. While conversion to an alternative use could involve significant expense, the building remains well-suited for its current function as a school and continues to provide adequate utility in that capacity. In its current state, the property is considered serviceable, with remaining economic life.

Site Improvements
In addition to the interior renovations, several on-site improvements have been completed. The property includes a fully paved parking area providing adequate on-site parking.

The site also features a fenced playground area with grass landscaping supported by irrigation. Playground equipment is in good condition, and the overall outdoor improvements appear well maintained. These site enhancements contribute positively to the property's continued utility as a school facility.

Building Layout and Improvements

The structure is a three-story building with daylight on all levels. Although a portion of the lower level is partially below grade, it is not a true basement.

Lower Level (Partially Subterranean):
The first level includes a large combined cafeteria and gymnasium area and a fully renovated commercial kitchen. This level also contains the primary building systems, including the utility room, blower room, and boiler room. Additional improvements include two classrooms, restroom facilities, and lift access.

Second Level (Mezzanine Level):
The second level functions as a mezzanine open to the gymnasium below. This level includes five classrooms, a small office, two additional offices, two restrooms, and lift access.

Third Level (Office Level):
The third level has been fully renovated and is configured for administrative use. Improvements include new carpet and modernized finishes. This level contains five private offices, a staff lounge, a central open work area, a built-out server room, two restrooms, and lift access. The space is in very good condition and reflects recent renovation.

Overall, the building layout remains functional for educational use, and the recent improvements—particularly on the third level—contribute positively to its utility and condition.

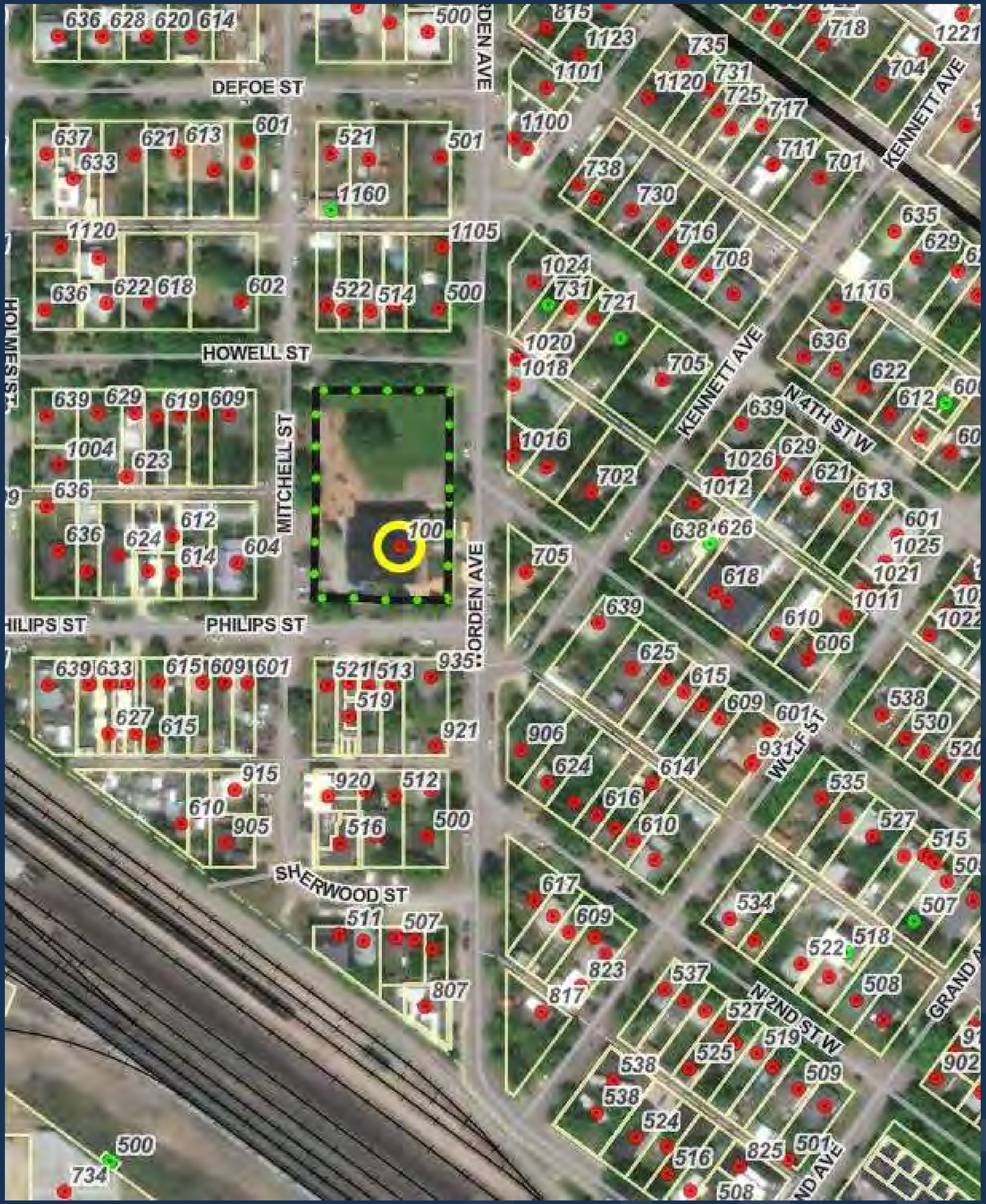
LOCATION STUDY

SterlingCRE
ADVISORS

Property Summary

Property Type	Institutional
Square Footage (per source)	±20,500 per MCPS
Total Acreage	±1.16 Acres
Services	City Water and Sewer
Access	Access via Worden Avenue
Zoning	Missoula U-R3
Geocode	04-2200-16-4-25-01-0000
Property Taxes	$486.02 (2025)
Year Built	1920(ish)

1001 Worden Avenue, Missoula, MT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MITCHELL ST
WORDEN AVE
DEN AVE
SHERWOOD ST
KENNETT AVE
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N 2ND ST W
WOLF ST
GRAND AVE
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1120
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921
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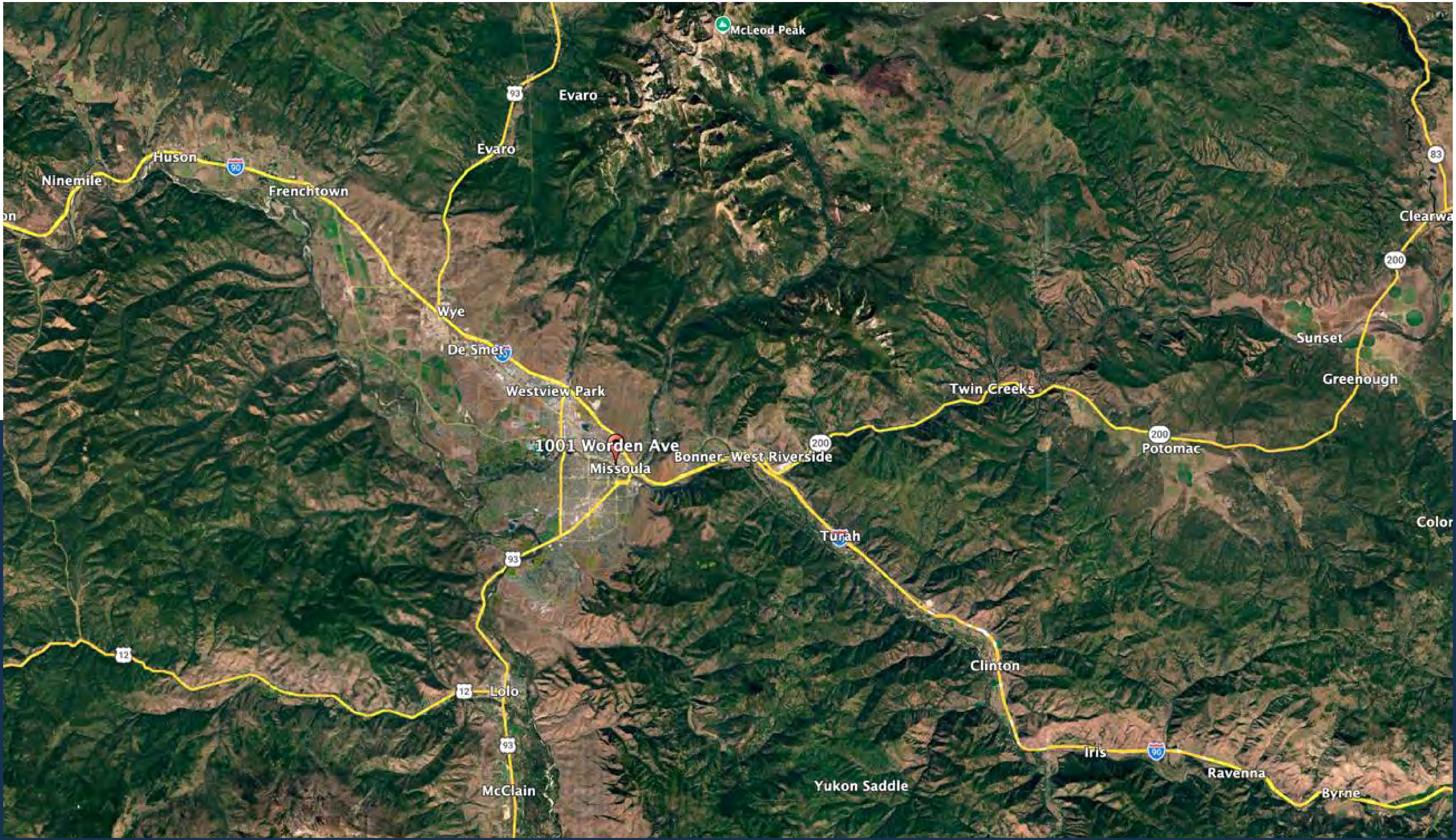
905
920

Property Strengths

- Versatile zoning allows for residential & some commercial uses
- Site includes 12 city lots allowing for a variety of redevelopment options
- Strong location in an attractive neighborhood convenient to downtown
- CIty of Missoula Sewer, Water, Broadband
- Building is in servicable condition

Property Challenges

- Building lacks accessibility features and elevator
- Maintenance issues- standard for older properties
- Not a prime location for office/retail
- Challenging to reuse structure for residential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Ninemile
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Clearwa
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De Smet
Sunset
Greenough
Westview Park
Twin Creeks
200
200
1001 Worden Ave
Potomac
Bonner-West Riverside
Missoula
Color
Turah
93
12
12
Lolo
Clinton
93
Iris
90
Ravenna
Byrne
McClain
Yukon Saddle

Regional Locator Map

Title Review

CAMA Review

CAMA does not include building square footage information for this property. This is not unusual for institutional properties owned by municipalities or school districts, where building area data is often omitted from the record.

The acreage reflected in CAMA appears accurate and appropriate for this analysis. For purposes of this report, the building square footage has been derived from the school district's property assessments conducted throughout 2025 and into 2026.

Tax Review

[The property's tax bill is current. As an institutional property, the assessed taxes are minimal and are not reflective of the property's market value.

It should be noted that in the event of a transfer to a different ownership structure, the property would likely be reassessed. If acquired as a development site, converted to a for-profit office use, or held by an investor and leased to third-party users (including nonprofit tenants), the property tax obligation would be expected to increase accordingly.

Survey & Subdivision Review

There are no known recorded easements for access, utilities, or drainage affecting the site, and none were identified in the course of our review.

According to the legal description, the property comprises twelve (12) platted lots. As such, it could potentially be subdivided into twelve individual residential lots for an infill-style subdivision, which may provide additional underlying land value and redevelopment flexibility.

Environmental

[Based on available information, the building contains lead-based paint and asbestos-containing materials in certain areas. The asbestos is located in non-classroom, restricted areas such as the boiler room and utility spaces, thereby limiting occupant exposure.

Lead-based paint has historically been encapsulated beneath subsequent layers of paint. The owner has begun remediation efforts, including removal and abatement of identified lead-based paint.

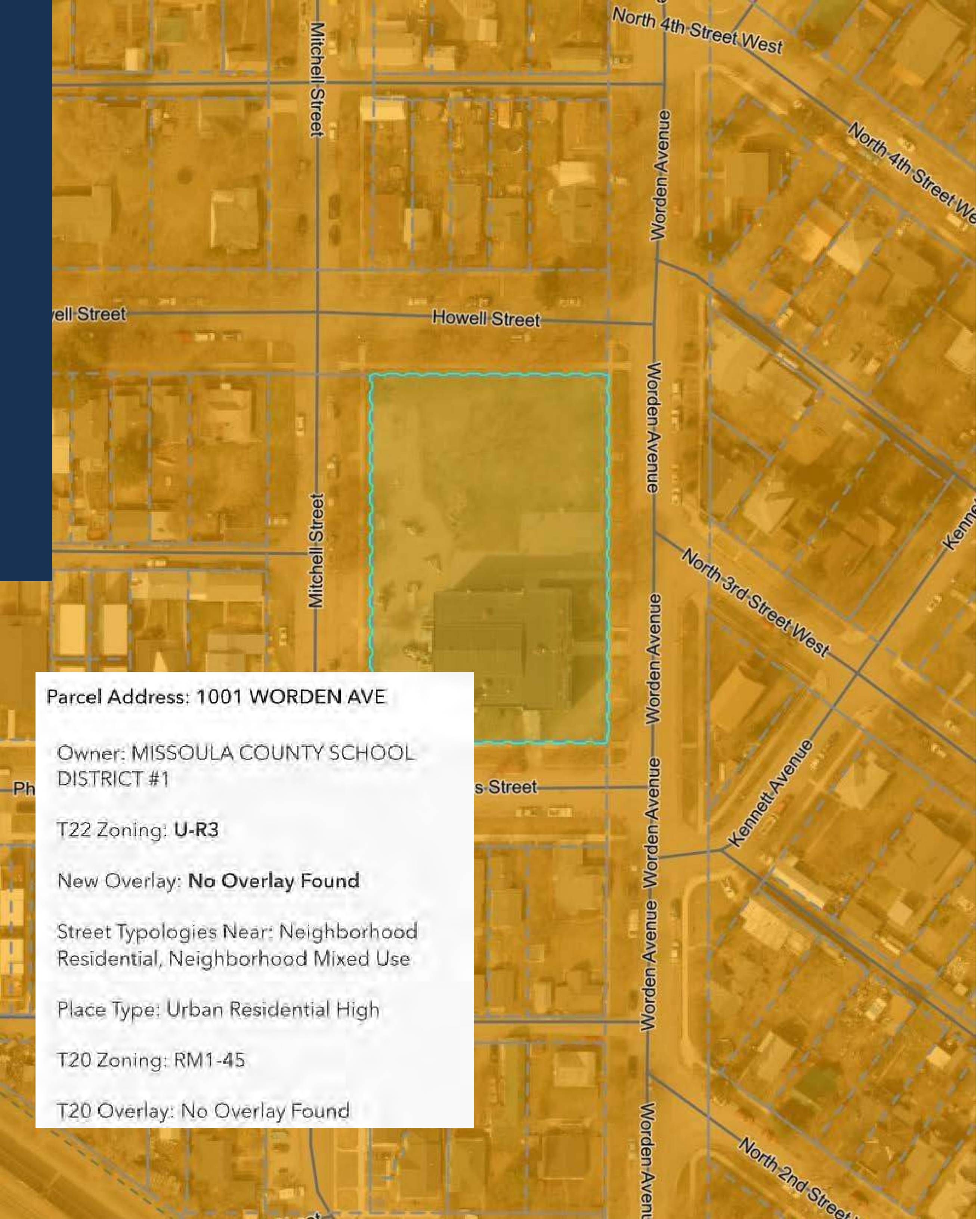
No other environmental concerns are known with respect to the building or the site.

CC&R's

There are no known Covenants, Conditions, and Restrictions (CC&Rs) affecting the property.

Deed Review

[The recorded deed dates to 1896 and reflects the conveyance of the property from the State to the school district. The land was originally state-owned prior to that transfer. The deed conveys Block 4 of the School Addition.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North 4th Street We
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Howell Street
Worden Avenue
Mitchell Street
Kenne
North 3rd Street West
Worden Avenue
Ph
s Street
Worden Avenue
Kennett Avenue
Worden Avenue
Worden Avenue
North 2nd Street
Worden Avenu

Parcel Address: 1001 WORDEN AVE

Owner: MISSOULA COUNTY SCHOOL DISTRICT #1

T22 Zoning: **U-R3**

New Overlay: **No Overlay Found**

Street Typologies Near: Neighborhood Residential, Neighborhood Mixed Use

Place Type: Urban Residential High

T20 Zoning: RM1-45

T20 Overlay: No Overlay Found

Zoning

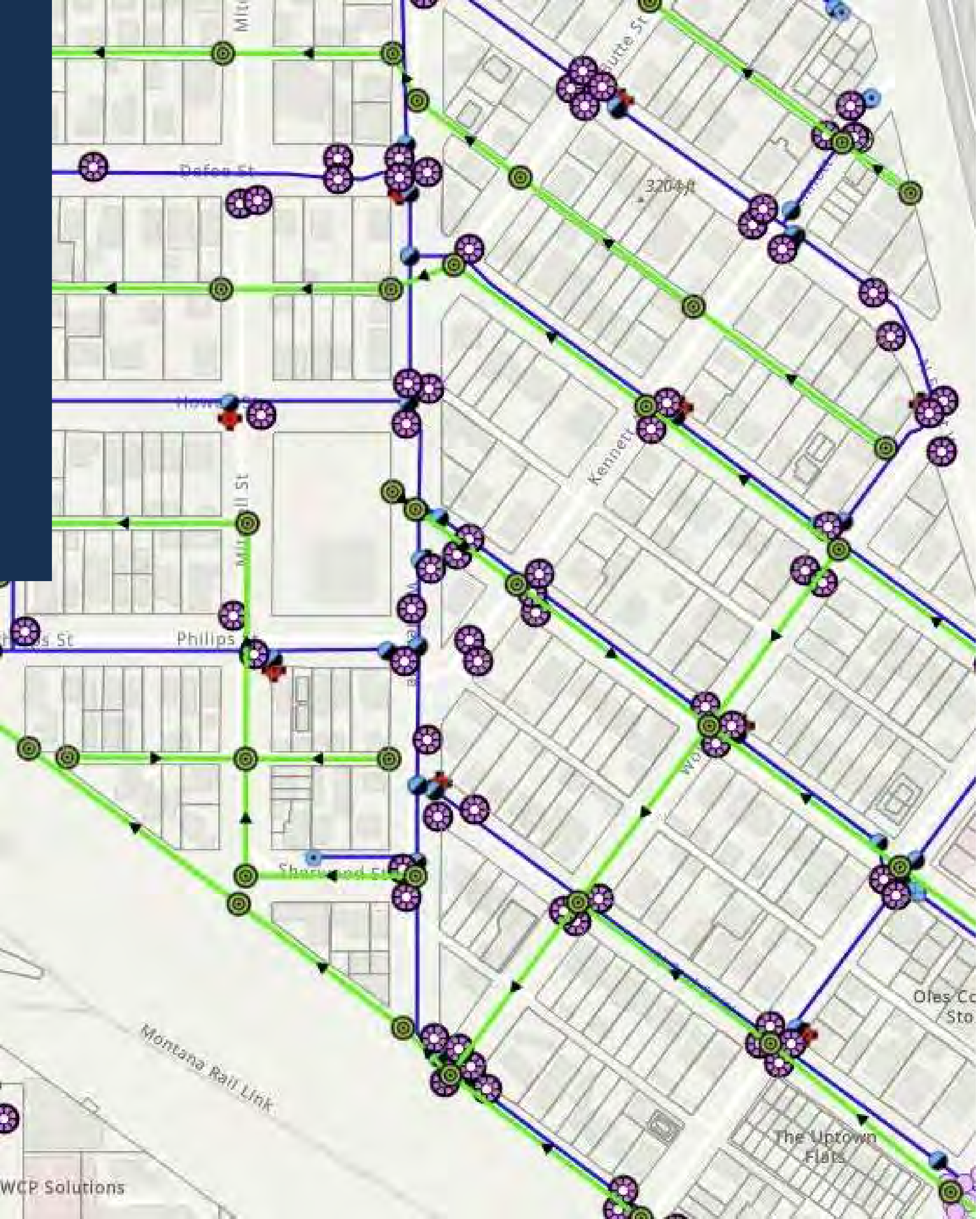
City of Missoula

U-R3

Occupancy

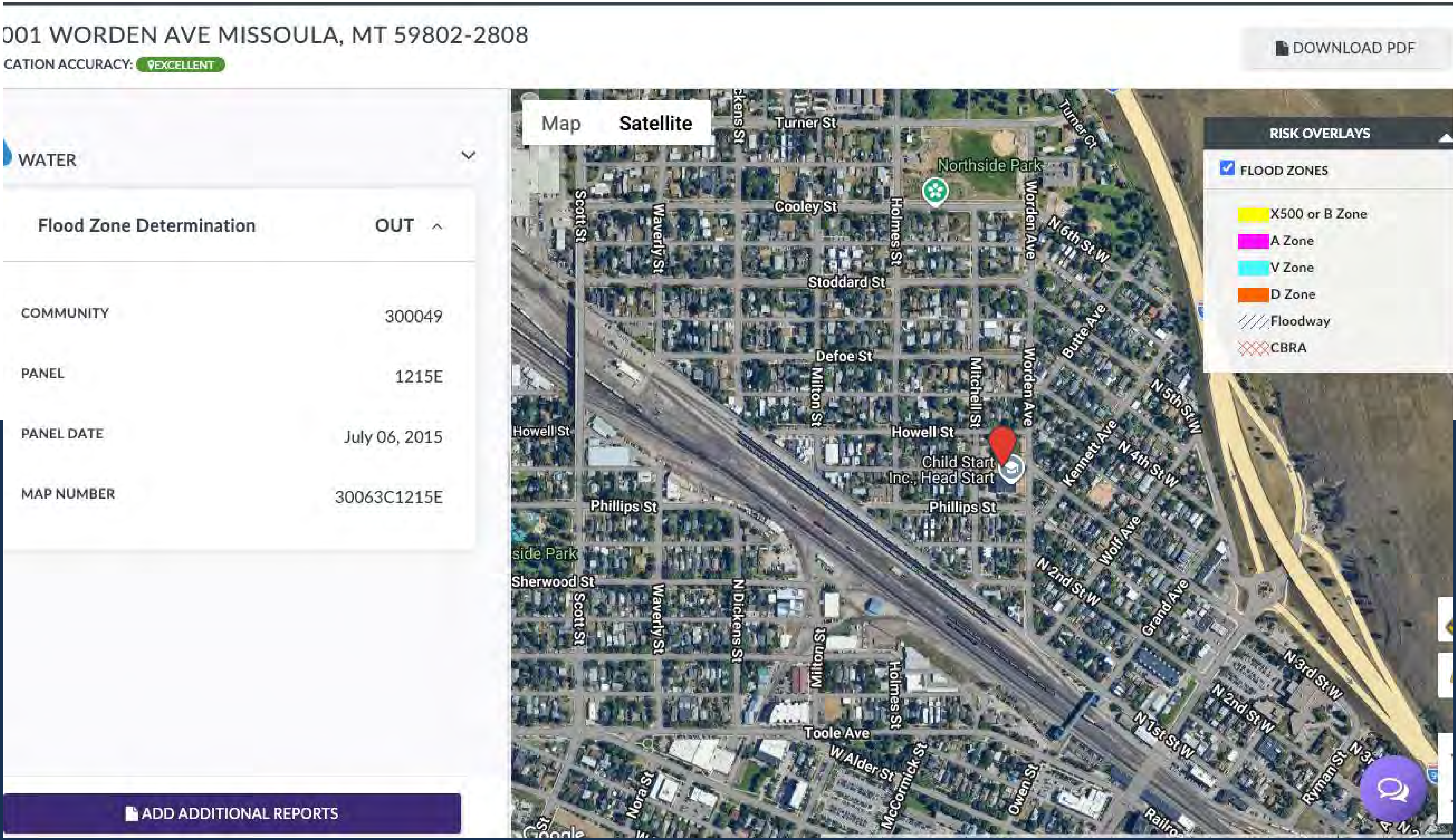
Educational

Conforms with new zoning


Butte St
Defoe St
3204 ft
Howe St
Kennett
Mitchell St
Phillips St
Sherwood St
Montana Rail Link
The Uptown Flats
WCP Solutions

Utilities

Water	Missoula City Water & Sewer
Wastewater	City of Missoula



001 WORDEN AVE MISSOULA, MT 59802-2808

CATION ACCURACY: EXCELLENT

WATER

Flood Zone Determination OUT

COMMUNITY	300049
PANEL	1215E
PANEL DATE	July 06, 2015
MAP NUMBER	30063C1215E

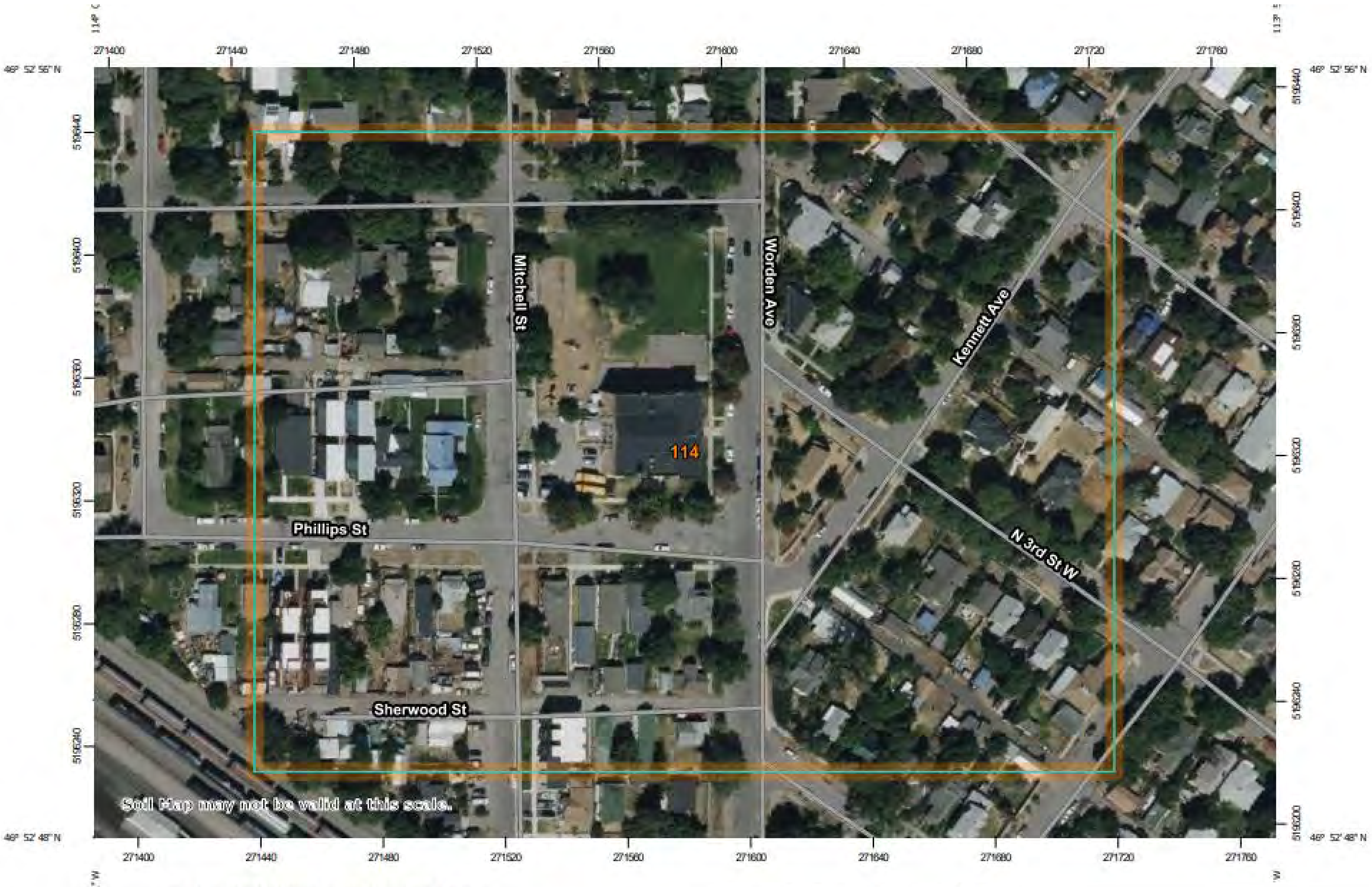
RISK OVERLAYS

☑ FLOOD ZONES

🟨	X500 or B Zone
🟪	A Zone
🟦	V Zone
🟧	D Zone
▨	Floodway
▨	CBRA

DOWNLOAD PDF
Map
Satellite
Turner St
Turner Ct
Northside Park
Cooley St
Scott St
Waverly St
Holmes St
Worden Ave
N 6th St W
Stoddard St
Butte Ave
Defoe St
Milton St
Mitchell St
N 5th St W
Howell St
Kennett Ave
N 4th St W
Child Start Inc., Head Start
Phillips St
side Park
Wolf Ave
N 2nd St W
Sherwood St
N Dickens St
Grand Ave
N 3rd St W
N 1st St W
Toole Ave
W Alder St
McCormick St
Nora St
Owen St
Ryman St
Google
ADD ADDITIONAL REPORTS

Flood Plain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271720
271760
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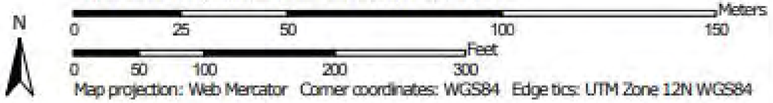
46° 52' 48" N
Mitchell St
Worden Ave
Kennett Ave
Phillips St
N 3rd St W
Sherwood St
114
Soil Map may not be valid at this scale.

Map Scale: 1:1,760 if printed on A landscape (11" x 8.5") sheet.


N
Meters
0
25
50
100
150
Feet
0
50
100
200
300

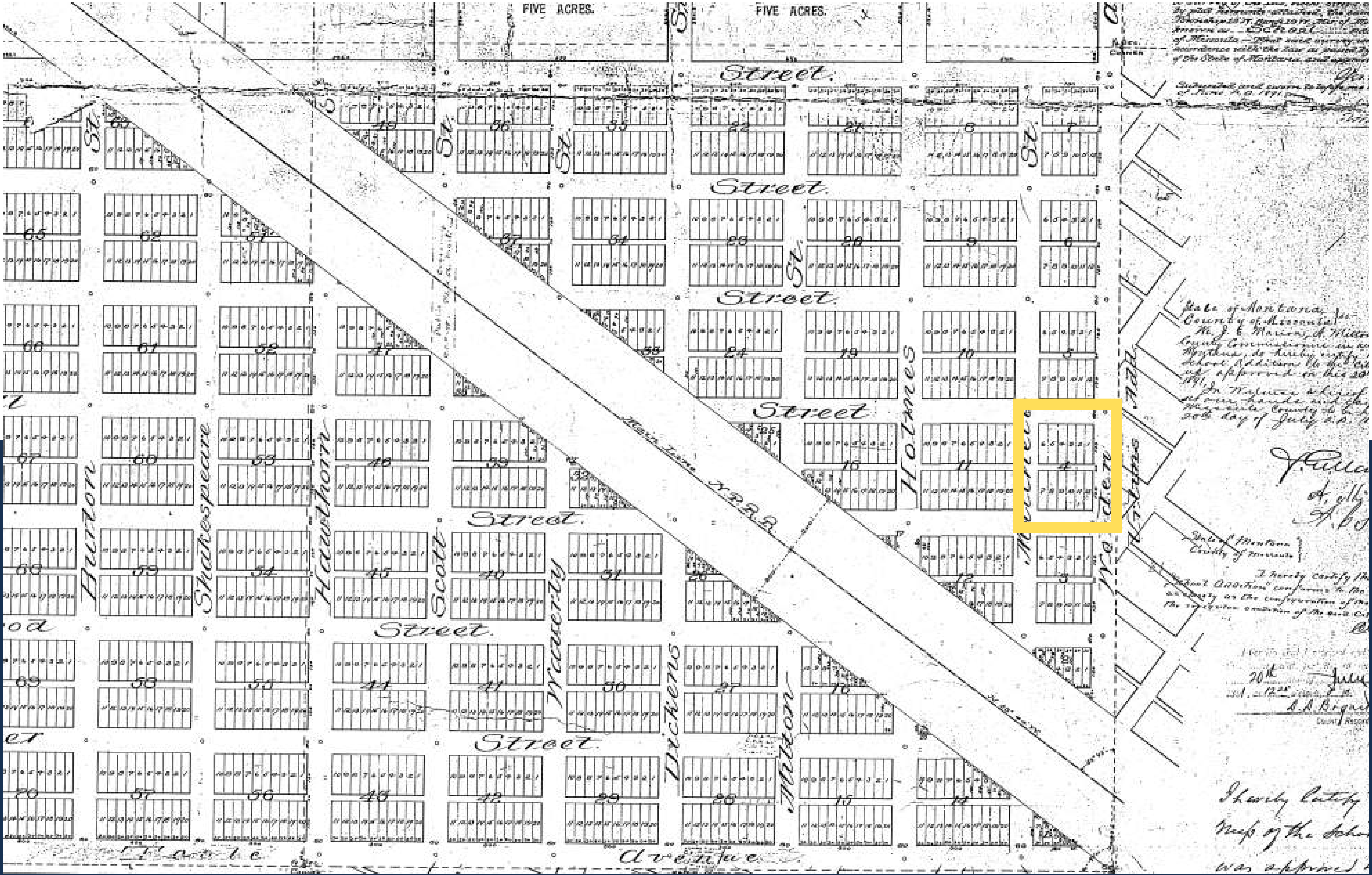
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

Natural Resources
Conservation Service

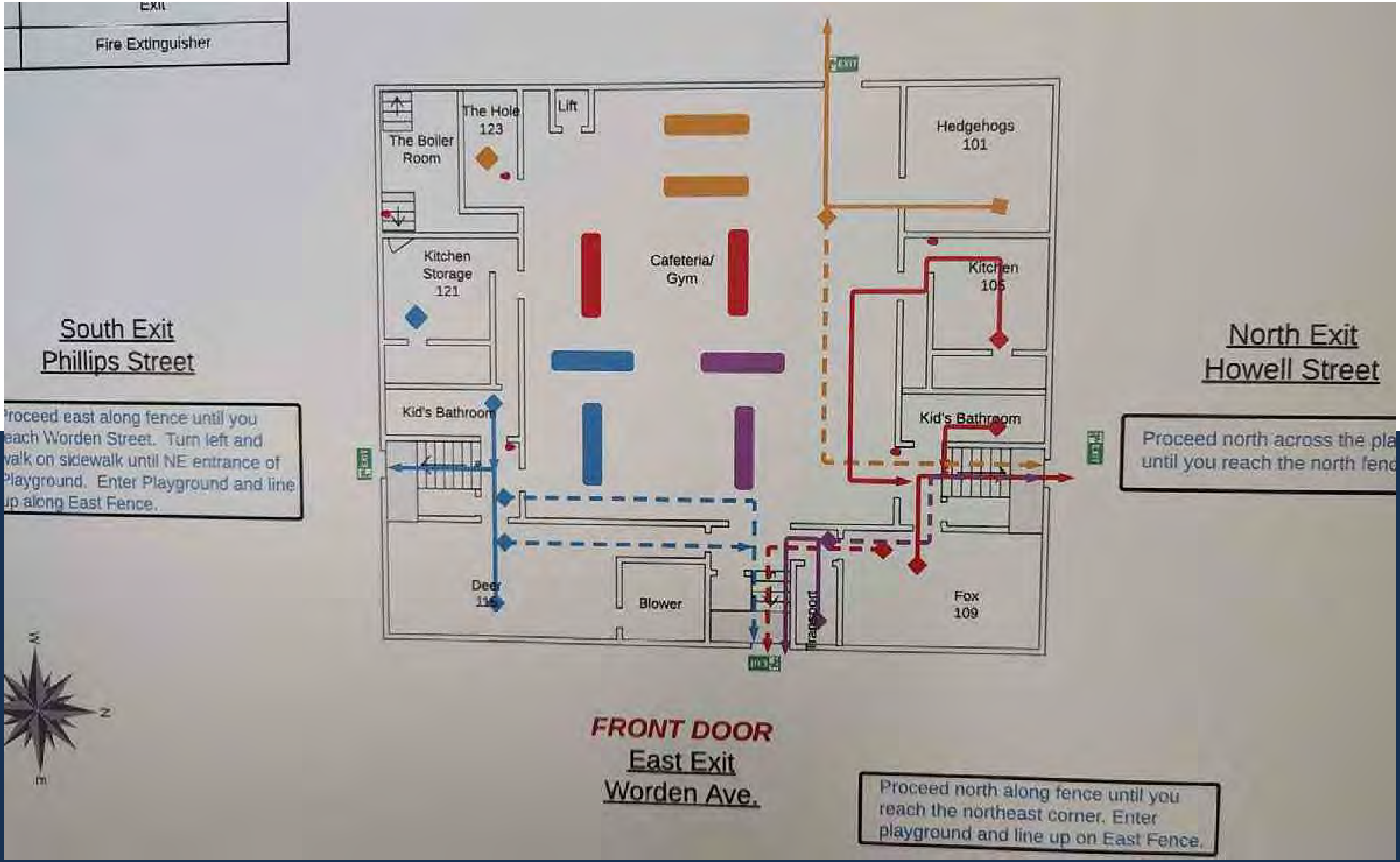
Web S
National Coop

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
114	Urban land	14.5	100.0%
Totals for Area of Interest		**14.5**	**100.0%**

Soils


FIVE ACRES.
FIVE ACRES.
Street.
Street.
Street.
Street.
Street.
Street.
Street.
Burton
Shakespeare
Hawthorn
Scott
Waverly
Dickens
Milton
Holmes
St.
Main Line N.P.R.R.
Avenue
State of Montana
County of Missoula
4

Site Plans


Exit
Fire Extinguisher
The Boiler Room
The Hole 123
Lift
Hedgehogs 101
Kitchen Storage 121
Cafeteria/ Gym
Kitchen 105
Kid's Bathroom
Kid's Bathroom
Blower
Transport
Deer 115
Fox 109
EXIT
EXIT
EXIT
EXIT
W
N
E

South Exit
Phillips Street

Proceed east along fence until you reach Worden Street. Turn left and walk on sidewalk until NE entrance of Playground. Enter Playground and line up along East Fence.

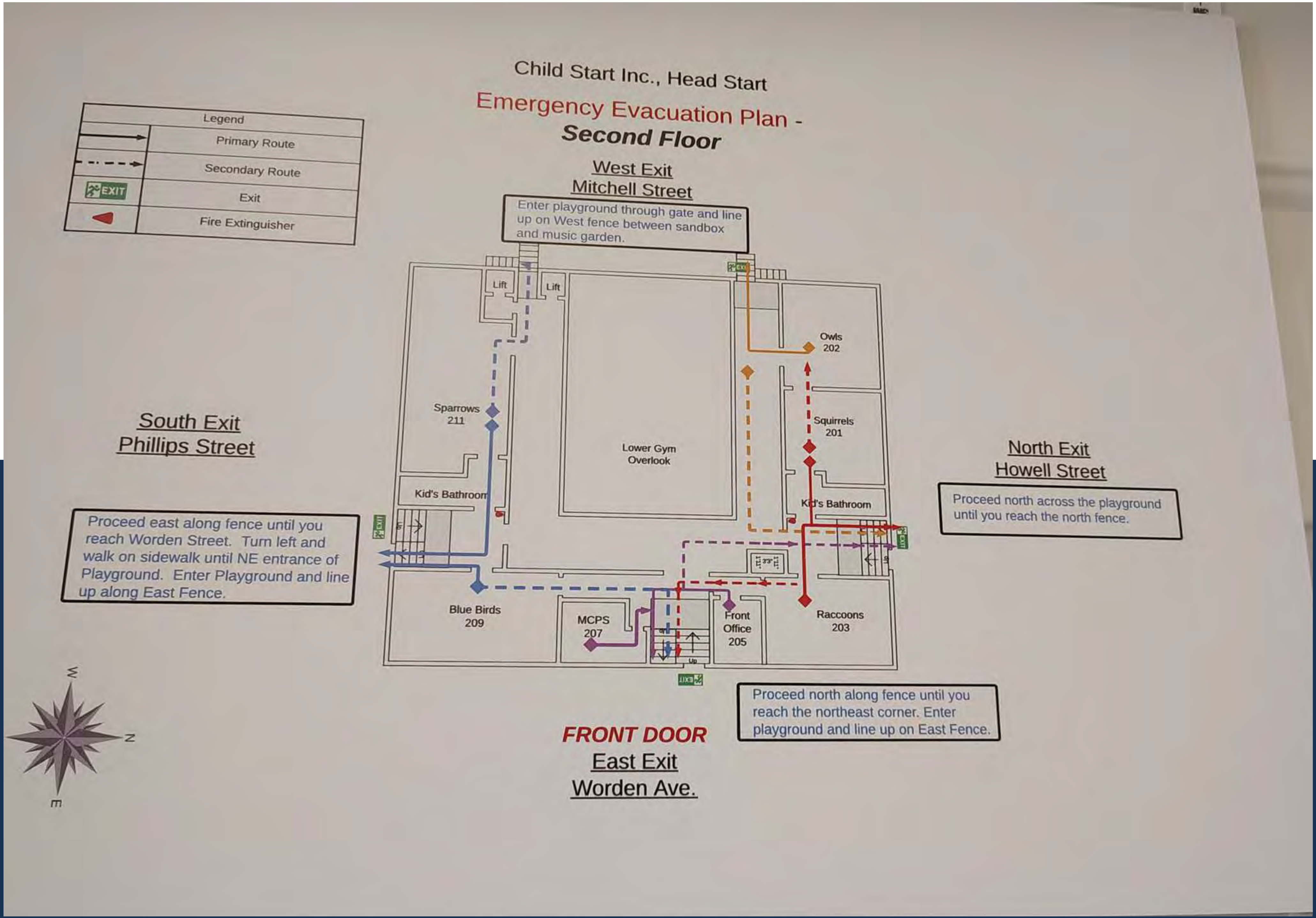
North Exit
Howell Street

Proceed north across the pla
until you reach the north fenc

FRONT DOOR
East Exit
Worden Ave.

Proceed north along fence until you reach the northeast corner. Enter playground and line up on East Fence.

First Floor Plan



Child Start Inc., Head Start

Emergency Evacuation Plan -
Second Floor

Legend	
→	Primary Route
- · - →	Secondary Route
EXIT	Exit
▲	Fire Extinguisher

West Exit
Mitchell Street

Enter playground through gate and line up on West fence between sandbox and music garden.

South Exit
Phillips Street

Proceed east along fence until you reach Worden Street. Turn left and walk on sidewalk until NE entrance of Playground. Enter Playground and line up along East Fence.

North Exit
Howell Street

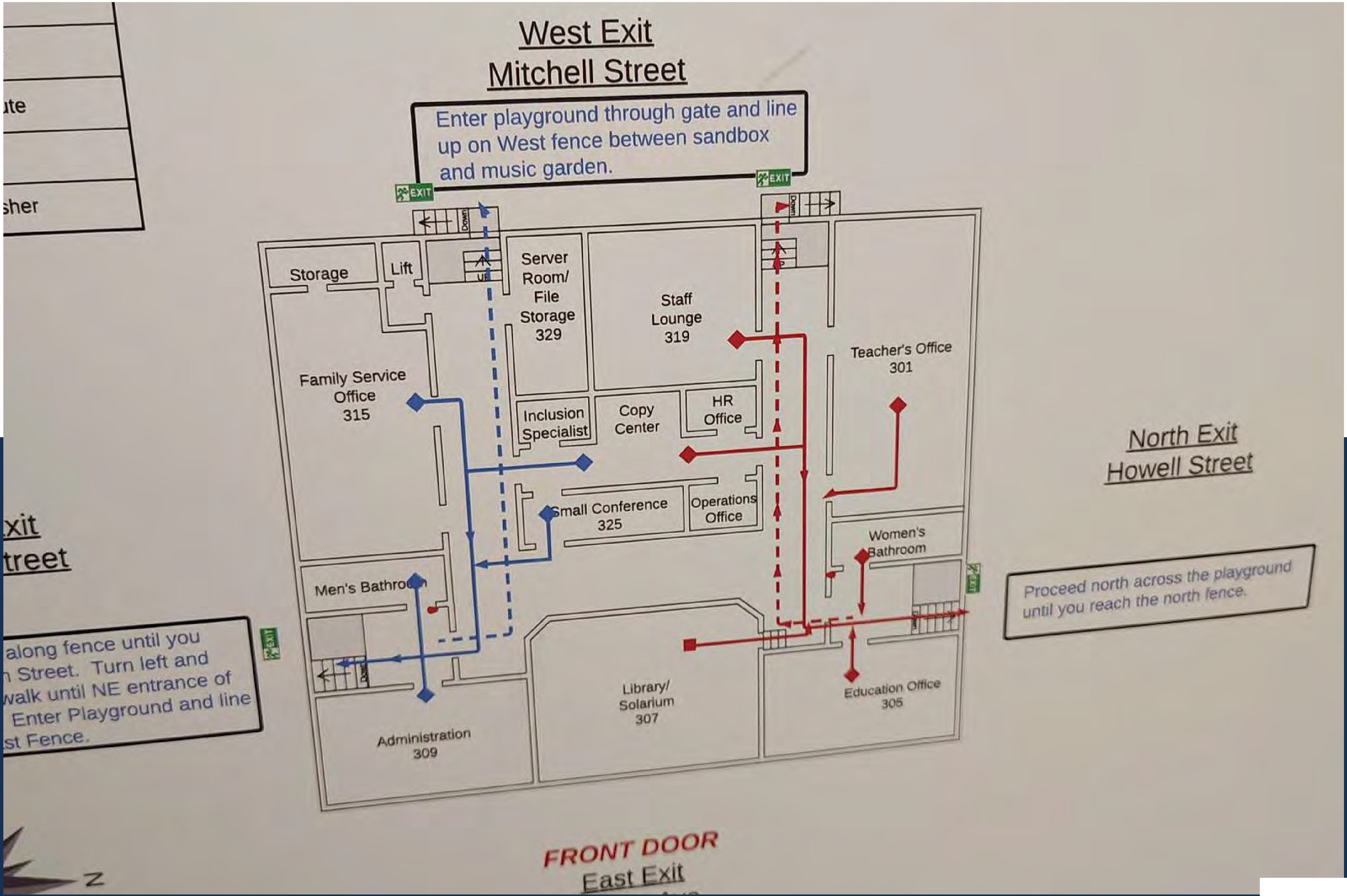
Proceed north across the playground until you reach the north fence.

FRONT DOOR
East Exit
Worden Ave.

Proceed north along fence until you reach the northeast corner. Enter playground and line up on East Fence.

Lift
Lift
EXIT
Owls 202
Sparrows 211
Squirrels 201
Lower Gym Overlook
Kid's Bathroom
Kid's Bathroom
EXIT
EXIT
Blue Birds 209
MCPS 207
Front Office 205
Raccoons 203
Up
EXIT
W
N
E

Second Floor Plan

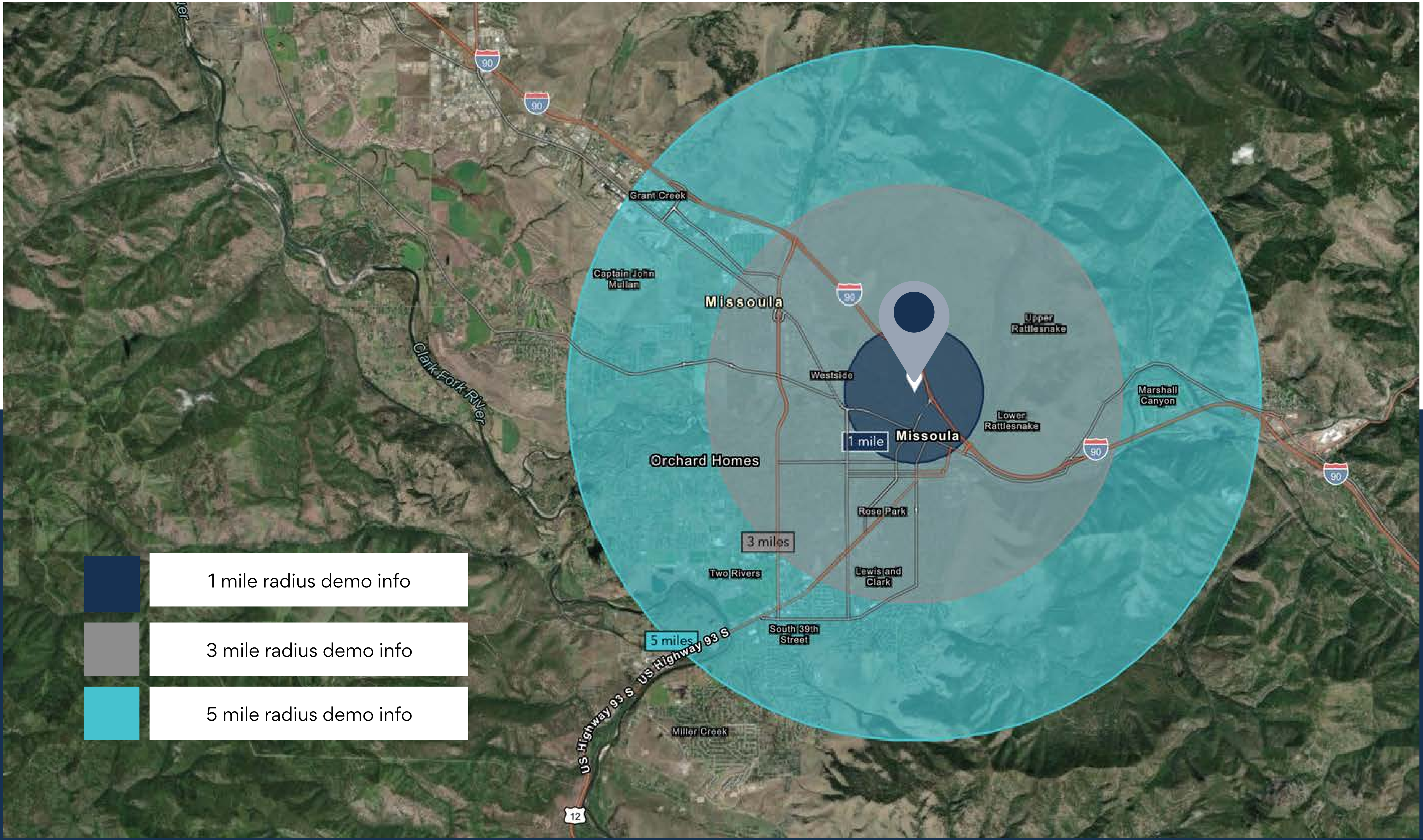

West Exit
Mitchell Street
EXIT
Storage
Lift
Up
Down
Server Room/ File Storage 329
Staff Lounge 319
Teacher's Office 301
Family Service Office 315
Inclusion Specialist
Copy Center
HR Office
Small Conference 325
Operations Office
Women's Bathroom
Men's Bathroom
Library/ Solarium 307
Education Office 305
Administration 309
North Exit
Howell Street
xit
treet
ite
sher
N
FRONT DOOR
East Exit

Enter playground through gate and line up on West fence between sandbox and music garden.

Proceed north across the playground until you reach the north fence.

along fence until you
n Street. Turn left and
walk until NE entrance of
Enter Playground and line
st Fence.

Third Floor Plan

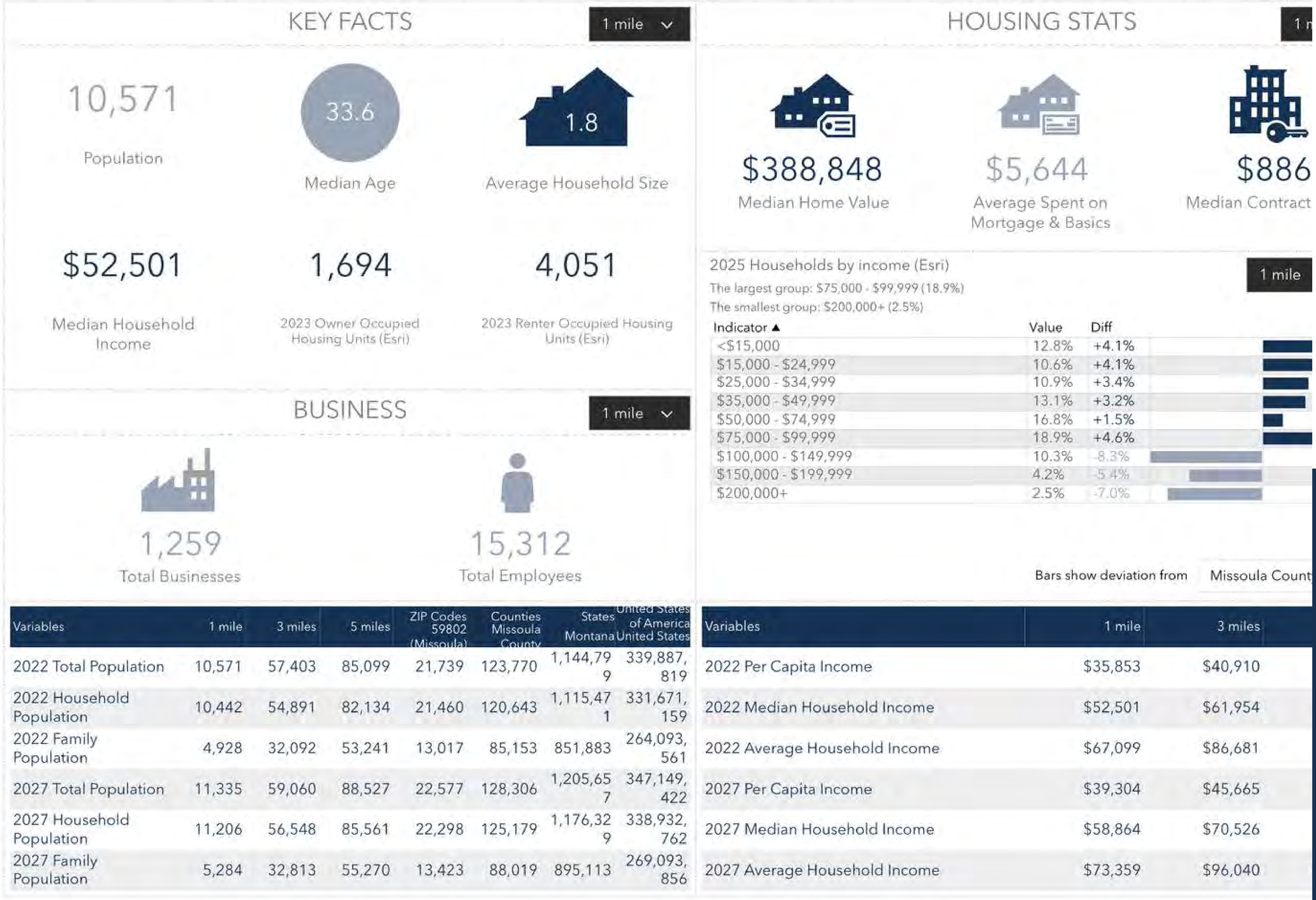

90
90
Grant Creek
Captain John Mullan
Missoula
90
Upper Rattlesnake
Westside
Marshall Canyon
Lower Rattlesnake
1 mile
Missoula
90
90
Orchard Homes
Clark Fork River
Rose Park
3 miles
Two Rivers
Lewis and Clark
South 39th Street
5 miles
US Highway 93 S
US Highway 93 S
Miller Creek
12

■ 1 mile radius demo info

▨ 3 mile radius demo info

🟦 5 mile radius demo info

Radius / Drive Time Map



KEY FACTS

1 mile

10,571
Population

33.6
Median Age

1.8
Average Household Size

$52,501
Median Household Income

1,694
2023 Owner Occupied Housing Units (Esri)

4,051
2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile

1,259
Total Businesses

15,312
Total Employees

HOUSING STATS

1 m

$388,848
Median Home Value

$5,644
Average Spent on Mortgage & Basics

$886
Median Contract

2025 Households by income (Esri)

1 mile

The largest group: $75,000 - $99,999 (18.9%)
The smallest group: $200,000+ (2.5%)

Indicator ▲	Value	Diff
<$15,000	12.8%	+4.1%
$15,000 - $24,999	10.6%	+4.1%
$25,000 - $34,999	10.9%	+3.4%
$35,000 - $49,999	13.1%	+3.2%
$50,000 - $74,999	16.8%	+1.5%
$75,000 - $99,999	18.9%	+4.6%
$100,000 - $149,999	10.3%	-8.3%
$150,000 - $199,999	4.2%	-5.4%
$200,000+	2.5%	-7.0%

Bars show deviation from Missoula Count

Variables	1 mile	3 miles	5 miles	ZIP Codes 59802 (Missoula)	Counties Missoula County	States Montana	United States of America United States
2022 Total Population	10,571	57,403	85,099	21,739	123,770	1,144,799	339,887,819
2022 Household Population	10,442	54,891	82,134	21,460	120,643	1,115,471	331,671,159
2022 Family Population	4,928	32,092	53,241	13,017	85,153	851,883	264,093,561
2027 Total Population	11,335	59,060	88,527	22,577	128,306	1,205,657	347,149,422
2027 Household Population	11,206	56,548	85,561	22,298	125,179	1,176,329	338,932,762
2027 Family Population	5,284	32,813	55,270	13,423	88,019	895,113	269,093,856

Variables	1 mile	3 miles
2022 Per Capita Income	$35,853	$40,910
2022 Median Household Income	$52,501	$61,954
2022 Average Household Income	$67,099	$86,681
2027 Per Capita Income	$39,304	$45,665
2027 Median Household Income	$58,864	$70,526
2027 Average Household Income	$73,359	$96,040

Key Facts

COMPARABLES

Mullan Rd
Mullan Rd
Mullan Rd
W Broadway
N Russell
N Higgins
10
90
S 14th St W
12
S Higgins
South Ave W
39th St
93

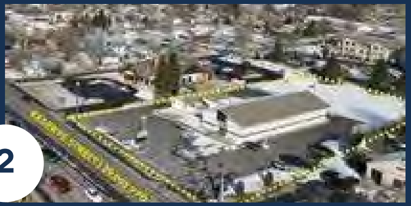
SterlingCRE
ADVISORS

Sale Comparables | Institutional

Map	Address	City	Close Deal Date	Sold Price	PPSF (Building)	Building SF	Listed Acres	Land SF	Year Built	Zoning	Notes
1	4720 23rd Ave	Missoula	6/20/2023	$2,715,000	$64.82	41,886	5	217,800	1960	R40	Former rehabilitation/healthcare facility, sold to a similar user
2	1714 S Reserve St	Missoula	10/14/2022	$2,650,000	$173.19	15,301	1.51	65,776	1972	C1-2	Turnkey church building with an apartment, sold to a church.
3	11395 Highway 93 S	Lolo	6/15/2022	$4,100,000	$52.92	77,479	30.75	1,339,470		Unzoned	Former school in Lolo on a large parcel of land, sold to home developer- torn down
4	210 Fort Missoula	Missoula	9/18/2024	$1,349,900	$92.62	14,575	1.2	52,272	1940	OP3	Child development center
			Average	$2,703,725	$95.89	37,310	9.615	418,830			
			Median	$2,682,500	$78.72	28,594	3.255	141,788			
			Weighted		$72.47						

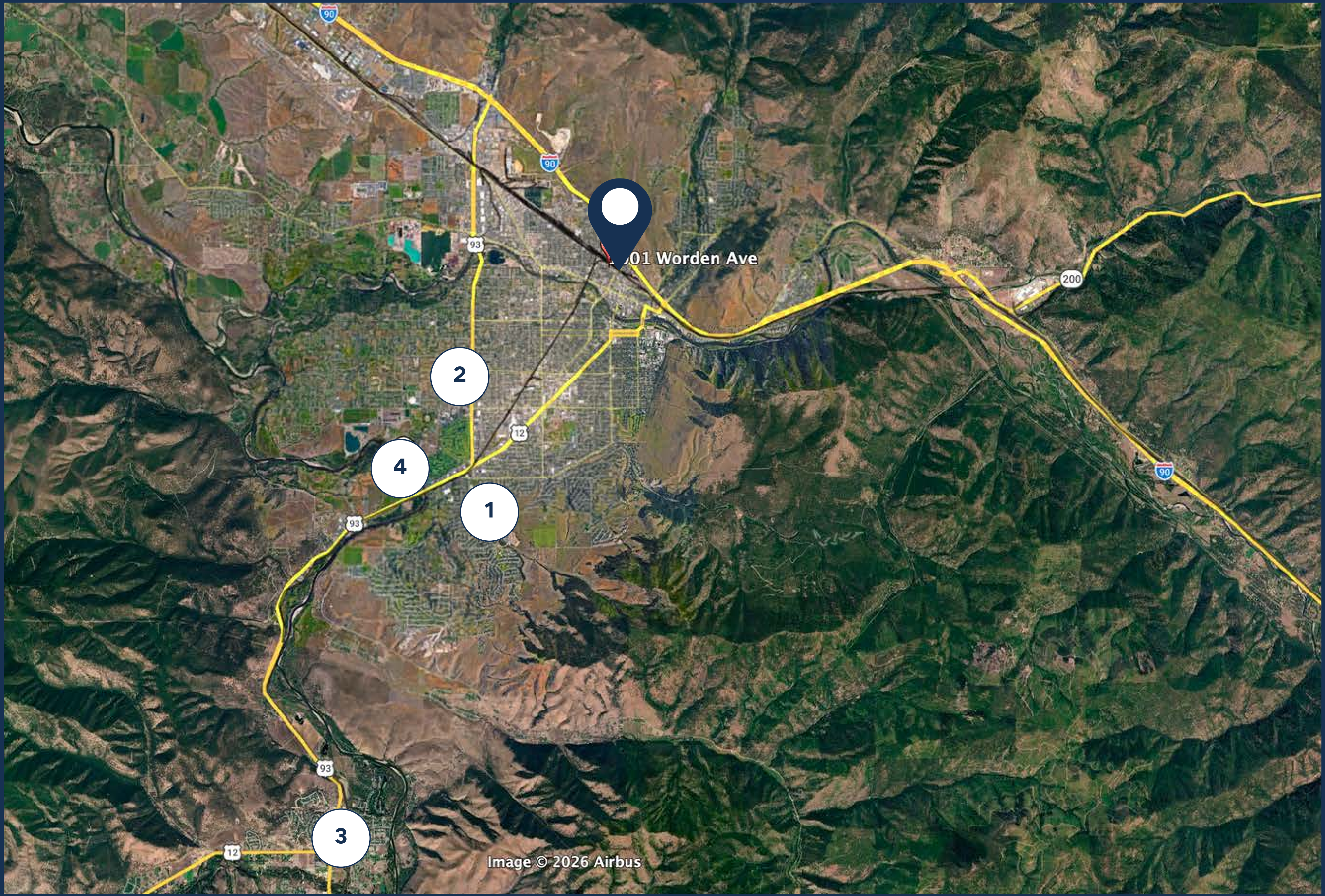
1

2



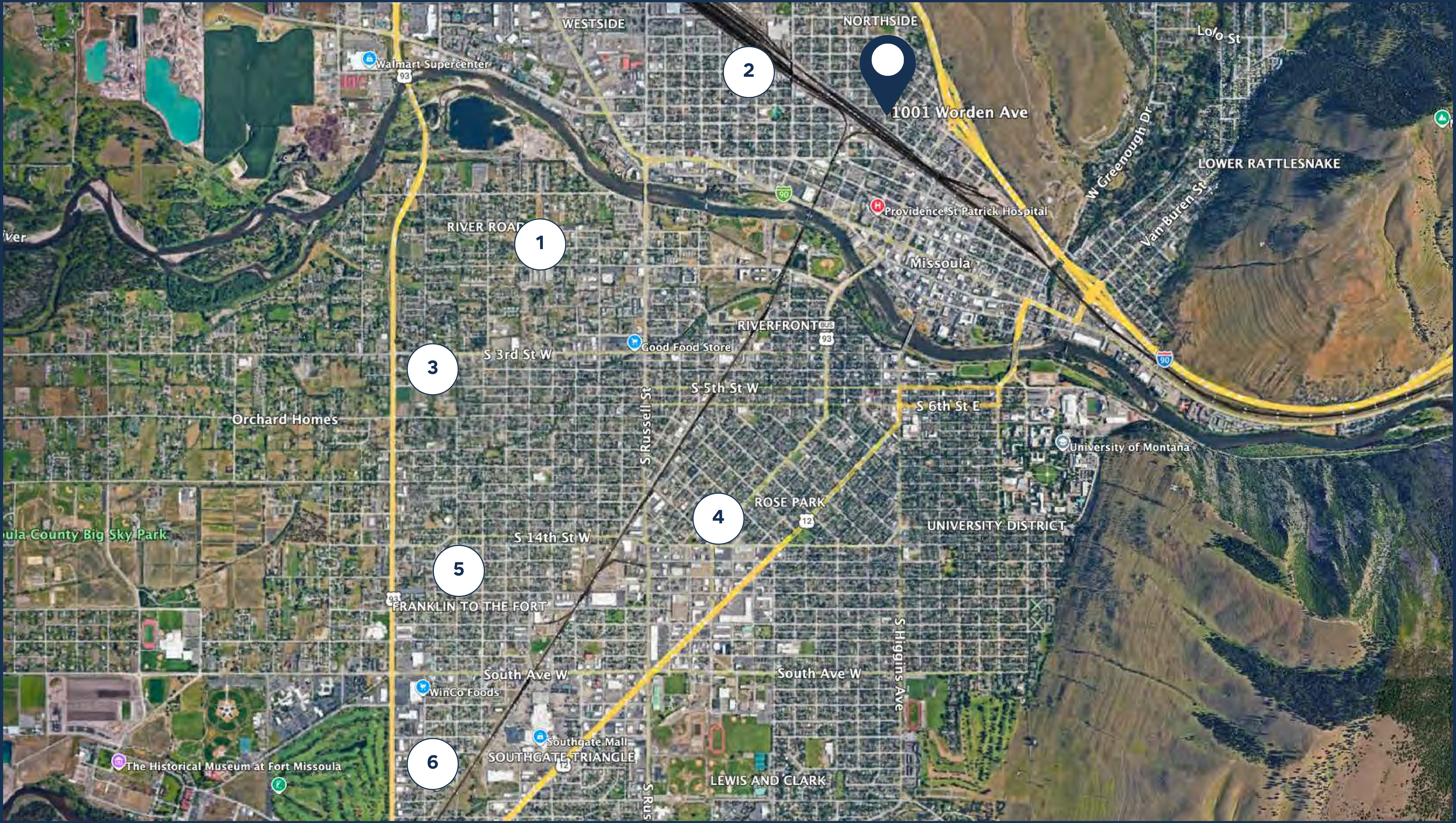
3

4


90
90
93
01 Worden Ave
200
2
12
4
1
93
90
93
3
12
Image © 2026 Airbus

Sale Comparables | Land

Map	Name	City	Asset Type	Total SF	Closed Date	Sold Price	Sold $/SF	Lot Size (Acres)	Zoning	DOM
1	1945 Idaho St, Ste Lot 5, 6, 7	Missoula	Land	18,000	2024-03-22	$499,900	$27.77	0.41	RM2.7	307
2	1311-1315 Defoe St	Missoula	Land	19,602	2024-07-08	$657,000	$33.52	0.45	B1-1	307
3	Unit 2 Davis St	Missoula	Land	4,708	2024-07-31	$169,900	$36.09	0.11	R5.4	113
4	NHN Rollins St	Missoula	Land	7,797	2024-09-10	$349,000	$44.76	0.18	RM1-45	189
5	2311 Burlington Ave	Missoula	Land	6,229	2025-08-04	$175,000	$28.09	0.14	RM2.7	23
6	2374 Harve Ave	Missoula	Land	5,401	2025-12-19	$160,000	$29.62	0.12	RM2.7	801
			Average	10,290		$335,133	$33.31	0.24		
			Median	7,013		$262,000	$31.57	0.16		
			Weighted				$32.57			


WESTSIDE
NORTHSIDE
Lolo St
2
1001 Worden Ave
Walmart Supercenter
93
W Greenough Dr
LOWER RATTLESNAKE
Van Buren St
90
Providence St Patrick Hospital
iver
RIVER ROAD
1
Missoula
RIVERFRONT
93
Good Food Store
S 3rd St W
3
S 5th St W
S 6th St E
90
Orchard Homes
University of Montana
S Russell St
ROSE PARK
4
12
UNIVERSITY DISTRICT
ula County Big Sky Park
S 14th St W
5
FRANKLIN TO THE FORT
S Higgins Ave
South Ave W
South Ave W
WinCo Foods
Southgate Mall
SOUTHGATE TRIANGLE
12
6
The Historical Museum at Fort Missoula
LEWIS AND CLARK
S Rus

Sale Comparables Land

SterlingCRE
ADVISORS

Brokerage Advisors

MATT MELLOTT, CCIM | SIOR

Managing Partner & Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multifamily investments.

CLAIRE MATTEN, CCIM | SIOR

Partner & Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.

Brokerage Advisors

CONNOR MCMAHON

Commercial Real Estate Advisor

Connor McMahon specializes in retail transactions, market penetration strategies, and complex lease negotiations. With a transaction volume exceeding $150 million, Connor has successfully represented a diverse range of clients, from small businesses to Fortune 500 companies.

KARA HOGAN, CCIM

Commercial Real Estate Advisor

Kara has extensive deal management experience across Montana. She brings strong coordination, clear communication, and a steady approach to keeping complex transactions on track for owners, users, and investors throughout the Gallatin Valley.

JOE TREDIK

Leasing Specialist

Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team. He leverages his accounting background and leasing experience to provide clients with detailed financial analysis and strategic insights that enable clients to make well informed leasing decisions.

Operations & Data Team

SIERRA PIERCE

Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.

SARA TOWNSLEY

Research Director

Sara manages the extensive library of real estate data that provides the Sterling team accurate and up to date information on transactions and sales. Her attention to detail and organization allows for efficient valuations and pricing guidance. Sara is also the first to know about new developments and businesses in the community.

JUDY POWELL

Director of Accounting & Finance

Judy manages accounting for all transactions and is a stickler for details. With extensive public and private experience, she is adept at adhering to rigorous compliance and reporting standards. Judy also has experience in development financing.

Marketing Team

MAGGIE COLLISTER

Marketing & Project Analyst

With a background in real estate development and graphic design, Maggie creates punchy and compelling marketing pieces for listings. Her understanding of real estate and economic trends and data create strong selling points for properties in Montana's growing markets.

JESSICA BALDWIN

Brand Marketing & PR Director

Jessica enhances property visibility through strategic marketing in print, digital, and PR. Drawing on her background in brand building and online lead generation, she effectively positions properties to attract the right audience, maximizing their market presence and investment potential.

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Limiting ConditionsStudy outcomes are based on our analysis of the information available to us from our researchas of the date of report creation. As such, we assume the client has offered correct and reliable information. Further, we assume the client has informed us about any issues that would affectproject feasibility. The study is based on current and expected trends of the economy and realestate market. However, economic conditions change, as do real estate markets. As such, weinsist that clients continuously track the economy and real estate market. We stronglyencourage clients to revisit findings from the study continuously and to revisit key projectassumptions periodically to ensure they are still justified. Given the changing marketconditions and potential for shifting consumer preferences, projected and actual results willlikely differ. Market conditions and projections frequently are different than expected. We donot express any form of assurance on the achievability of any pricing or absorption estimatesof reasonableness of the underlying assumptions. The study assumes "normal" real estatemarket conditions and not conditions of an "up" or "down" market. Economic, employment,population & household growth and consumer confidence are assumed to occur more or lessin accordance with current expectations. There are no assurances about the ability to secureneeded project entitlements; in the cost of development or construction; in tax laws that favoror disfavor real estate markets; or in the availability and/or cost of capital and mortgagefinancing for real estate developers, owners and buyers. If any major change in marketconditions occurs, this study analysis should be updated, with the conclusions andrecommendations summarized herein reviewed and reevaluated. We have no responsibility toupdate our analysis for events and circumstances occurring after the date of our report.Clients are advised to independently verify the accuracy and completeness of all summariesand information contained herein, to consult with independent legal and financial advisors,and carefully investigate the economics of this development.

Public Comments			
25-Feb	Prescott Building	I just read through the plan and it looks to me like you captured our comments accurately. I wish we could soften the language on the Prescott School section just a little that says, "The neighborhood has an equitable amount of parkland, so the City acquiring additional property for parkland is not justified." I'd prefer it said, "...may not be justified." If there was some option where we could utilize that little green space for developed park use it would be nice, but would not likely justify millions to acquire the entire property, for example. Does that make sense? Just want the partners to know that we're not totally closed to conversations, just that it's not something we would likely be able to invest heavily in. All of the other open space ones that we've been discussing, particularly the Linda Vista and Duncan properties, look good to me. City of Missoula Parks and Recreation	Text change to "may not be justified."
16-Mar	Prescott Building	I have lived at 1042 Taylor Street for 47 years, always supporting the MCPS bonds. My children attended Prescott School where they received an excellent education from top notch teachers. Outside of school, Prescott provided a recreational area to sled, play tennis, ride bikes, practice soccer and baseball, all the outdoor activities that we want our children doing. Those activities are still occurring in the school yard today. I see a significant difference in the use of the Prescott playground and the Duncan field. The Prescott playground is used more. This observation is made because i walk by the Duncan field daily and have noticed its use compared to the use of the school yard at Prescott, which is right out my front door. Please consider delaying the sale of Prescott to give the neighbors more time to develop an alternative to massive housing. It is both discouraging and disappointing to think that this area will be sold to a developer. Thank you, Maureen Martin-Brown Please consider	No change.
16-Mar	Prescott Building	Prime location for housing. Market-rate, subsidized permanently affordable land trust, or permanent supportive housing.	No change.
16-Mar	Prescott Building	The Prescott school has sat vacant for many years while the mcps district continues to struggle with funding. It is located in a prime location for families and UM students. With the renovation costs to bring the building up to code, the highest and best use is conversion to market rate housing.	No change.
15-Mar	Prescott Building	I have lived in the neighborhood for close to 50 years, there is a lot of wildlife, it has been a safe place for children to play. I grieve to think of it becoming high rise apartments, many more vehicles , becoming an unsafe place for children and animals. Mount Jumbo is a very special place for our citizens to go , it will be affected by a large development!	No change.
15-Mar	Prescott Building	I beg you…please save the school yard and sledding hill. It is such a treasured space to so many in the Missoula community.	No change.
15-Mar	Prescott Building	I'd very much like to see the present Prescott school play yard/green space retained as such, if at all possible. I do support the conversion of the building footprint and neighboring side buildings into truly affordable workforce (2 story preferred or 3 max) housing, if housing is the option chosen, with ground floor small scale retail (coffee/tea shop, small meeting or music venue) if possible. I definitely do NOT support using Prescott property as a profit maximizing conversion to upscale townhomes, houses or expensive rentals. This is the epitome of where the reality of the new density push is going, despite all the socialwashed/ greenwashed plan rhetoric advocating "affordability". On the cheerleading for no functional limits to 'density everywhere', the housing expansion on every city perimeter acre (Mullen Rd, Linda. Vista and the Wye is ALWAYS a matter of "both" and not "either/or" with infill density, so we should absolutely dispense with this fiction and be honest about it.	No change.

15-Mar	Prescott Building	First, I disagree that the property isn't central. It easily accessible from the upper and lower Rattlesnake and from the North Side. I live in the neighborhood and I bike nearly everywhere I go in town. It is very close to town. Secondly, I don't think the description adequately describes how important this property is to the neighborhood. I personally don't have an attachment to the building, though some people do. I think everyone with an opinion though considers the open space to be critical. It is the play ground, the ball diamond, the soccer practice field, the basketball courts and the sledding hill for many people in our neighborhood and beyond. Parents regularly bring their children their to swing, to learn to kick a soccer ball, to practice basketball and play games of "HORSE", and to sled in the winter. Unlike the Prescott property, the parks down the road are adjacent to the interstate and are bisected by busy roads. The Prescott property is precious. Finally, I feel that this school property is public land. It's our land. Once it is sold, it is gone. That is unacceptable.	No change.
15-Mar	Prescott Building	We've lived on Taylor Street since 1973 and have spent countless hours with our neighbors, children, and grandchildren enjoying the open space provided by the Prescott School playground. Residents have been told that the city is disinclined to purchase Prescott as parkland because the Lower Rattlesnake has sufficient access to parklands including access to the Don Gregory Park. However, no parent would allow a child to play, without constant supervision, at the Don Gregory Park as it borders on Van Buren and is adjacent to the freeway access points. Moreover, the usable space is also very limited: Gregory does not have the capacity for a wide range of activities like soccer, baseball, flying kites, throwing frisbees, sledding or any number of activities that require the kind of space provided by Prescott. Indeed Prescott provides the only open space in the Lower Rattlesnake for activities that would otherwise not be possible. Children and families who reside in the Upper Rattlesnake have access to soccer and baseball fields. In the Lower Rattlesnake, we depend upon Prescott. We have of course spent much time on Mount Jumbo and in Greenough Park but those areas do not and could not replace what Prescott has provided. Prescott is used every day by so many families and for so many different purposes. I strongly urge you to recommend that the city designate Prescott as a city park. The benefits that the playground provide the city - and the importance of this land to the Lower Rattlesnake neighborhood - simply cannot be overstated. Thank you for your consideration. Ann and Bill Cook 1004 Taylor Street Missoula, MT	No change.
14-Mar	Prescott Building	We live at 1025 Briar St., next door to Prescott School & have lived here since 1975 when I was also employed as a teacher in the district. Both our adult children attended Prescott & our granddaughter is in 5th grade at Rattlesnake School. We have always felt that good schools make good neighbors. Having served 8 years on the Missoula City Council, I understand the dilemma the district faces with decreased enrollment, escalating operating costs & the challenge of maintaining surplus vacant properties. I caution the district to take ample planning time before making a hasty decision that will hurt children, families & the community down the road. The green space at Prescott is precious & is always in use. At least a good portion of it should be preserved. If the Prescott School building is no longer viable, then please consider nonprofit housing which fits the character of our neighborhood & also meets a need in our community. Wise decisions can be arrived at when creative minds take time to think & plan together. The Friends of Prescott thank members of the board, Superintendent Hill & Facilities Manager Burley for their help & patience working together to protect & plan for Prescott School. We appreciate it. Elaine & Bill Shea	No change.

14-Mar	Prescott Building	Lower Rattlesnake family here. We like the plan for Prescott School. The school has sat vacant for years. The cost of repair is far beyond what anyone is willing to pay. Selling the property for redevelopment will 1) provide the Lower Rattlesnake with much needed housing inventory and 2) provide MCPS and the kids it serves with much needed revenue. Keep the sledding hill though!	No change.
14-Mar	Prescott Building	Thank you for the opportunity to comment on the final draft of the MCPS Properties Plan. My comments primarily pertain to the Prescott School property. MCPS should be extremely cautious about disposing of valuable and irreplaceable public properties. These buildings and lands were purchased, constructed, and maintained with taxpayer funding. They are public trust assets and should be treated as such. Decisions about properties like Prescott are not merely administrative—they are stewardship decisions that affect generations of Missoula residents who will live with the consequences long after the current board and staff have moved on. A property as valuable and well-located as Prescott should be retained for long-term and future use as a school, even if the building's current condition is poor and the district cannot presently identify a use for it. I urge the MCPS Board to focus on three key priorities regarding the Prescott property: (1) retaining the property in public ownership, (2) securing the building and grounds while exploring alternative uses, and (3) facilitating a community-driven approach that brings together all involved parties (City, MCPS, Missoula community, neighborhood, and nonprofit organizations) to identify and implement long-term solutions—including funding—to keep the property in the public domain. The nearly completed MCPS facilities planning review process has not allowed adequate attention or time to be focused on the Prescott property specifically, and it is critical that both MCPS and City of Missoula Parks and Recreation officials take responsibility for ensuring this property receives the careful evaluation and community engagement it deserves. Thus far this has not happened. It is disturbing that Prescott School is listed as the top MCPS property recommended for disposal while Jefferson School—a twin building to Prescott, constructed at the same time with very similar plans and materials—is recommended for retention. MCPS believes a future use for the Jefferson building is possible. Given that the buildings share the same footprint and design, it raises the question of why one is considered viable while the other is not. The difference appears largely due to maintenance history. Jefferson has received attention and upkeep over the years, keeping it in good condition. Prescott, however, has largely been neglected and has deteriorated through a variety of circumstances, including poorly managed leases. Both schools were closed in 2004. The deteriorated condition of Prescott now appears to be the primary justification for selling the property. While I understand the financial constraints MCPS faces, disposing of such a valuable public asset does not serve the highest public good. Selling Prescott would attempt to solve a short-term problem by permanently giving up a long-term public asset. The decline of Prescott School represents a breach of the public trust—first in allowing the building to fall into significant disrepair, and now in using that deteriorated condition as the primary justification for selling the property. I also have concerns about the proposal to create an endowed fund using proceeds from property sales. The principal	

		of such a fund would only remain protected for its intended uses as long as the current board and staff choose to honor those restrictions. A future board could redirect those funds toward other priorities. Given the long-term value of these properties, trading them for short-term financial relief carries significant risk. Because Prescott and Jefferson share the same configuration, I ask MCPS to clearly explain why Jefferson is considered usable while Prescott is not, beyond the current condition of the buildings. Prescott is located in an extremely valuable and accessible part of the city, serving the entire Rattlesnake neighborhood and adjacent areas. Van Buren Street should be recognized as a major arterial corridor rather than a minor one, as referenced in the plan. In addition to its historic role as a school site, the Prescott grounds have long functioned informally as a neighborhood park and gathering space, providing open green space and a sledding hill used by generations of local residents. In the near term, MCPS could take modest steps to secure and stabilize the Prescott building—such as installing plywood panels over vulnerable rear windows and improving the appearance of the front to discourage vandalism. The district could then continue maintaining the grounds with minimal cost while holding the property for the foreseeable future. This approach would allow time for broader community engagement and exploration of alternatives that could keep the property in public ownership. I appreciate MCPS's willingness to engage with the Lower Rattlesnake neighborhood and the broader community. In addition to keeping residents informed about the RFP process, I encourage continued dialogue between MCPS, the City of Missoula, and community members to develop creative solutions that could preserve this property for long-term public benefit. The recently approved Parks and Recreation Open Space Plan (PROST) by the City of Missoula completely overlooked the importance of the Prescott property as open space, despite the fact that the school grounds have effectively served as the neighborhood's primary park—and sledding hill—for more than a century. This omission is particularly troubling given the property's long-standing role as a community gathering and recreation space. It also underscores the importance of significant further dialogue and coordination between MCPS and the City's Parks and Recreation Department to fully evaluate the long-term public value of this property before any irreversible decisions are made. Importantly, the RFP process in the plan is internally inconsistent. In one section, it suggests that the goal is to sell the property, while in another it suggests soliciting proposals for either a long-term lease or a sale. I strongly prefer the long-term lease option—or simply securing the building and allowing it to remain unused for a longer period while alternatives are explored. Although funding for renovation is currently limited, it may still be possible to identify creative funding sources or partnerships over time.	No change.
14-Mar	Prescott Building	The best option for the neighborhood would be for the entire property to remain in public hands. The worst scenario would be for the entire property to become a high-density subdivision which would increase traffic and noise. I understand that MCPS needs money to fund all currently functioning schools. However, this money should come from taxes, not at the expense of our neighborhood ambiance. Please try to raise money through taxes. If this is not possible, please sell only the building property and keep possession of the green space until it can be sold to the Missoula Parks and Rec Dept.	No change.
13-Mar	Prescott Building	My backyard is Mt Jumbo, my front yard looks down into the Prescott playground. I've lived at this residence since 1983. Throughout the many years I've watched on a daily basis the multitude of ways this schoolyard is used and enjoyed by young and old alike. It promotes community. It was stated in your report "The neighborhood has an equitable amount of parkland so the City acquiring additional property for parkland is not justified". Yes, it may appear that way since we have Mt. Jumbo, Greenough, Gregory Park but NONE of these places are areas in which kids/adults can safely play baseball, football, toss a Frisbee, sled, fly a kite, learn to fly fish, exercise a dog without throwing a ball that would land in traffic, interfere with others hiking/walking, etc. When open space was designated by the City, this piece of land wasn't considered for the very reason you stated in your report. Parks are suitable for different activities. An "equitable" amount doesn't mean it's usable for the type activities stated above. Families teach their kids to ride a bike, hit balls and run the bases, sled or learn to ski down a hill safely. I'm hoping you will STRONGLY reconsider promoting the city to designate this space as a city park - maybe name it Gregory Park since that piece of land rarely gets used. This schoolyard is FLAT which makes it unique & usable. Note: The access to Mt. Jumbo's trailhead is also located here. Its also would be a great place to use for after-school activities. Thank you for your consideration. Laura Fox, 1110 Taylor Street	No change.

10-Mar	Linda Vista Property	With Missoula growing at a fast pace we are losing open spaces that are within the city limits. Many people and animals enjoy the Linda Vista space and use it to reconnect with selves and nature. I completely understand the district is need to money to better support students and staff, so if the Linda Vista space could please be traded or sold to the city with plans for it to remain an open park space many of us would be very grateful. And it is not just immediate neighbors. People from the area drive to use this space, and as stated earlier many animals use this space as a refuge from the increased building in the area. Please keep Missoula an area with open spaces. Because isn't this why many people live in Missoula, to enjoy the open spaces the area provides. As a combat Vet please do not take away a space that is used by many of us to reconnect. Thank you for your consideration.	No change.
8-Mar	Linda Vista Property	Thank you for the opportunity to make this comment. For the Linda Vista property, I walk through and enjoy the park every day, and I see many of my neighbors and folks from beyond the neighborhood doing the same. This park is a cherished space, and, based on conversations I've had with many neighbors (i.e., those who will be most impacted), we would like to keep it accessible and open for everyone who likes to be in this space. We don't have many "undeveloped" public spaces in the neighborhood. It's a unique area that draws many people and non-humans, including birds and deer whose habitat is increasingly shrinking. If the property must be sold because the school district needs the money, I ask that this property be transferred to the city and then the two open parcels can be combined to maintain this open space and make it a park for all to enjoy. Thank you for your consideration and attention to this matter.	No change.
5-Mar	Linda Vista Property	Please make this property a public park it gets a lot of local pedestrian traffic and we would hate to see it sold as a private property.	No change.
28-Feb	Duncan Drive	I am the spokesperson for the PEAS Farm Old Boys Soccer Group (aka Missoula Old Boys Soccer Group). In 2008, our group and nearby neighbors built the Duncan playing field with donated labor and money. Since 2009 we play twice per week on the pitch, and our Old Boys group members are the volunteers that provide the irrigation as well as other volunteer caretaking services. We see that the plan recommends a group of stakeholders be formed. On pg228 it says: “Who should be consulted?” and the answer is: “MCPS Superintendent will lead negotiations with support from MEP. The working group should consist of decision makers from the County, City, University, and MCPS, and Garden City Harvest. The Facilities Committee will recommend acceptance or refusal of offers”. We believe the best outcome for the Duncan playing field is to be owned by the City. We'd like to work together with the rest of the stakeholders to try to brainstorm options, so we welcome an opportunity to be included in this working group. John Oetinger 1500 Sunflower Dr Missoula MT, 59802, USA 406-370-7583 johnoetinger@outlook.com	Text change to include Missoula Old Boy Soccer Group in Duncan Drive working group.
27-Feb	Whittier Building	This building is a central community space for the neighborhood and needs to be protected from turning into a mega-apartment building that's happening all over the northside. Keeping the building/property in public ownership should be the priority ie long term lease. While a sale to head start is good option, there's no guarantee that Head Start can maintain the property and it could be sold to a private owner for development conversion	No change.
26-Feb	Dickinson Building (Lifelong Learning Center)	To save on $2.8 million in rehab expenses consider moving Lifelong Learning programs into the nicely centralized Jefferson School building. This would be beneficial by centralizing the program activities along with maintenance support and kitchen services. -- This would allow for conversion of the Dickinson property to more appropriate mixed uses with housing.	No change.
25-Feb	Duncan Drive	Please don't sell off this property. Once it's gone, you can't get it back. You may think that it's underutilized, and produces no property tax, but it's a pretty special place.	No change.

24-Feb	Dickinson Building (Lifelong Learning Center)	Retain Emma D for its great community educational and well-being programs.	No change.
24-Feb	Administration Building	Make the Admin Building available to an affordable housing developer to create supported residential living, as a "single residence occupancy" design.	No change.
24-Feb	Prescott Building	Prescott Building should be made available to non-profit, MHA or private development to allow for very needed additional housing stock in the city, close to the university.	No change.
24-Feb	Prescott Building	I have lived on Briar Street across from Prescott for 25 years. The recommendations for the Prescott Building generally seem sensible to me. However, one concern I have brought up and would like to see mentioned in future reports is the potential impact on traffic-related safety should the Prescott property be sold and developed. I am not opposed to development if it provides housing security for people in need, but many lower Rattlesnake streets are quite narrow. When the International School leased Prescott, they managed drop-off and pick-up traffic with crossing guards and people in the street managing the flow of cars. It would have been a nightmare had they not done this. Accessing Van Buren from Lower Rattlesnake cross-streets is already difficult, with the Briar Street intersection being particularly precarious. I was the first person on the scene after a high school student on a bike was hit by a car at the intersection of Van Buren and Briar and have witnessed many other near accidents as drivers attempt to zip across Van Buren through gaps in traffic. With increased infill, the traffic problems will escalate. Given how many MCPS students and teachers peddle to and from school through the lower Rattlesnake, in particular on Van Buren, I hope that traffic assessments will be completed and if additional cars are found to pose concerns, I hope that proactive measures will taken to assure safety and reduce clogging at intersections in the neighborhood BEFORE any new development is completed.	No change.
24-Feb	Dickinson Building (Lifelong Learning Center)	I am a member of the River Road Leadership Team. I believe there is high interest amongst residents in the River Road Neighborhood for a park and/or community center on this property. There continues to be strong support for the current use of this property for the Lifelong Learning Center. Would it be possible to form a partnership with the City and County to help defray the costs that would occur as a result of the use of this property as a park and community center?	No change.
24-Feb	Duncan Drive	The Duncan Drive property is providing valuable services to the community -- producing food for the food bank and providing valuable learning opportunities to K-12 through college students. It is essential that it continue to provide these services. Perhaps the soccer field could be split off and sold to Missoula Parks and Recreation. Ideally, the PEAS farm could be sold to Garden City Harvest. If Missoula Open Space Funds provide some of the funding -- then perhaps the City/County would be a partner.	No change.
24-Feb	Administration Building	If the building is going to change to lease or purchase, make sure the current school program users have a new location with sufficient infrastructure to relocate to. The school district must remain loyal to it's programs.	No change.

Consultant & MCPS Staff Changes			
25-Mar	Whittier	The Broker Opinion of Value was completed and has been added Appendix B.	Text change in Whitter Financial Assessment showing the value range of the property from $1.85 million to $2.4 million
25-Mar	Implementation	Adjust text on page 224 in the second paragraph of right column.	Recommended used of the fund include and are not limited to maintenance of MCPS properties that are not in use as a pre-k -12 school, property acquisition for future MCPS use, and construction of new buildings that provide district-wide benefit.
25-Mar	Implementation	Add paragraph at end of page 224.	are intended to be monthly or yearly leases. MCPS does not allow allow hourly or daily rentals

ELEMENTARY DISTRICT # 1 PERSONNEL BOARD REPORT APRIL 14, 2026

ELEMENTARY CERTIFIED/PROFESSIONAL PERSONNEL REPORT

CERTIFIED/LICENSED & ADMINISTRATOR NEW HIRES - *Contingent upon satisfactory results of a criminal background check, as required.*			
none			
CERTIFIED & ADMINISTRATOR ASSIGNMENT/FTE CHANGES/ADD'L ASSIGNMENTS			
Audrey Sipler	Sp Ed Resource (K-2) ~ add'l .50 fte	Russell Elementary	Effective: February 2, 2026
	remainder of 2025-26 only		realloc of unused Speech
			Language Pathologist fte
CERTIFIED/ADMINISTRATOR/DISTRICT AUTHORIZED FTE			
School Counselor	Crystal Thompson Tower	*move .20 title Counselor fte*	Effective: 2026-27 school year
		at Franklin Elementary to	
		.20 Counselor fte at TEACH	
Tyler School ERP	Shannon McWilliams	District	Effective: April 1, 2026
Software Implementation		$1,500/month	through July 1, 2027
		55%	#101-05-100-2500-50150
CERTIFIED RETIREMENTS			
Kila Jarvis	Grade 2	Rattlesnake Elementary	Effective: June 11, 2026
Michele Nokleby	Library Media Specialist	Hawthorne Elementary	Effective: June 11, 2026
Robin Bonner	Physical Therapist	District	Effective: June 10, 2026
Mary Huffman	Speech Language Pathologist	District	Effective: June 11, 2026
CERTIFIED RESIGNATIONS			
Karin Bartels	TOSA - Instr Coach (Arts Integration)	District	Effective: June 11, 2026
Christopher Loux	Grade 4	Franklin Elementary	Effective: August 7, 2026
CERTIFIED LEAVES OF ABSENCE			
none			
HIRE OF LONG TERM SUBSTITUTE TEACHERS - *Contingent upon satisfactory results of a criminal background check, as required.*			
Jocelyn Robertson	Grade 6	CS Porter Middle School	Effective: March 19, 2026
(for Erca Carroll)			**ATTACHMENT 1**
TERMINATION OF LONG TERM SUBSTITUTE TEACHERS			
Administration recommends termination of the long term substitute teachers listed below in accordance with the attached resolutions.			
Jocelyn Robertson	Grade 6	CS Porter Middle School	Effective: March 19, 2026
(for Erca Carroll)			**ATTACHMENT 1**
EXTRA DUTY CONTRACTS/ASSIGNMENTS - *current employees or continuing extra duty employees*			
Owen Curry	Asst Track	Washington Middle School	Effective: 2025-26 season
Melissa Doherty	Asst Track	Meadow Hill Middle School	Effective: 2025-26 season
Ben Sivertsen	Wrestling	Washington Middle School	Effective: 2025-26 season
Money Buerkle	Wrestling	Washington Middle School	Effective: 2025-26 season
Lindsay Bixler	Asst Track	Meadow Hill Middle School	Effective: 2025-26 season
Kelly Engen	Asst Track	Meadow Hill Middle School	Effective: 2025-26 season

EXTRA DUTY CONTRACTS/ASSIGNMENTS - *continued*			
Thomas Scott Edge	Wrestling	CS Porter Middle School	Effective: 2025-26 season
Kasey Marks	Wrestling	CS Porter Middle School	Effective: 2025-26 season
EXTRA DUTY HIRES - *contingent upon satisfactory results of a criminal backgroud check, as required*			
none			
EXTRA DUTY RESIGNATIONS/NON-RETAINED			
Janicka Umile	Head Track	Meadow Hill Middle School	Effective: 2025-26 season
Jenna Hoppe	Asst Track	Washington Middle School	Effective: 2025-26 season

Missoula County Public School District #1 Missoula, Montana
Elementary School

RESOLUTION FOR TERMINATION

AND NON-RE-ELECTION OF THE TEACHING CONTRACT OF

NON-TENURED TEACHER

WHEREAS, Jocelyn Robertson is assigned to substitute teach and will receive a non-renewable long-term substitute contract with the Missoula County Public School District #1 beginning on the first (1st) day of substituting for Erica Carroll during the 2025-26 school year until the end of the school year, June 11, 2026 or upon return of Erica Carroll, the teacher on leave, whichever occurs first. Jocelyn Robertson will begin receiving a prorated daily rate of pay and a non-tenured contract in the absence of the regular teacher, Erica Carroll.

BE IT RESOLVED by the Board of Trustees of Missoula County Public School District #1 that pursuant to Montana Codes Annotated, Section 20-4-206, the non-tenured teaching contract of JOCELYN ROBERTSON, beginning on the first (1st) work day of substitute teaching for Erica Carroll during the 2025-26 school year, is hereby terminated in the Missoula County Public School District #1 effective **upon the return of Erica Carroll, the teacher on leave, or the end of the school year, June 11, 2026, whichever occurs first**.

BE IT FURTHER RESOLVED that written notice be sent to **JOCELYN ROBERTSON,** regarding the termination and non-reelection of her long-term substitute contract as provided by law and that such notice shall be in substantially the following form:

NOTICE OF TERMINATION

You are hereby notified that at a regular meeting of the Board of Trustees of the Missoula County Public School District #1 held on ***April 14, 2026,*** *it was resolved after a majority vote of the Board to terminate your non-tenured contract, which begins the first (1st) work day of substitute teaching for Erica Carroll, effective* ***upon the return of the teacher on leave or the end of the school year, June 11, 2026, whichever occurs first,*** *and not to elect you for re-employment for the 2026-27 school year. The action of the Board of Trustees was taken pursuant to M.C.A. Section 20-4-206.*

Arlene Walker-Andrews

Chairperson, Board of Trustees
Missoula County Public Schools

ATTACHMENT 1

ELEMENTARY DISTRICT # 1 PERSONNEL BOARD REPORT APRIL 14, 2026

	ELEMENTARY CLASSIFIED STAFF PERSONNEL REPORT		
CLASSIFIED NEW HIRES - *Contingent upon satisfactory results of a criminal background check, as required.*			
Alicia Guzman	Noon Duty Aide	Franklin Elementary	Effective: April TBD, 2026
			repl: B.Tower
River Watson	Center-Based Para - CYO	District	Effective: March 16, 2026
			new fte
Kourtney Black	Center-Based Para - CYO	District	Effective: March 16, 2026
			repl: A.Logan
CLASSIFIED ASSIGNMENT/FTE CHANGES/ADDITIONAL FTE			
none			
CLASSIFIED AUTHORIZED FTE			
none			
CLASSIFIED RESIGNATIONS			
Natalie Robinson	Custodian	Meadow Hill Middle School	Effective: March 30, 2026
Katie Nichols	Community Liaison	Rattlesnake Elementary	Effective: June 11, 2026
CLASSIFIED RETIREMENTS			
none			
PERMANENT SUBSTITUTE NEW HIRES - *Contingent upon satisfactory results of a criminal background check, as required.*			
none			
PERMANENT SUBSTITUTE RESIGNATIONS			
none			

HIGH SCHOOL DISTRICT # 1 PERSONNEL BOARD REPORT APRIL 14, 2026

HIGH SCHOOL CERTIFIED/PROFESSIONAL PERSONNEL REPORT

CERTIFIED/LICENSED & ADMINISTRATOR NEW HIRES - *Contingent upon satisfactory results of a criminal background check, as required.*

none			

SUPERVISOR NEW HIRES - *Contingent upon satisfactory results of a criminal background check, as required.*

Shawn Evans	Facilities Supervisor	Seeley-Swan High School	Effective: March 13, 2026
(formerly substitute in postion)			repl: J.Beatty

CERTIFIED & ADMINISTRATOR ASSIGNMENT/FTE CHANGES/ADD'L ASSIGNMENTS

none			

CERTIFIED/ADMINISTRATOR/DISTRICT AUTHORIZED FTE

Tyler School ERP	Shannon McWilliams	District	Effective: April 1, 2026
Software Implementation		$1,500/month	through July 1, 2027
		45%	#201-05-100-2500-50150

CERTIFIED & ADMINISTRATOR RETIREMENTS

Amy Miller	English	Big Sky High School	Effective: June 11, 2026
William Pereira	Science	Sentinel High School	Effective: June 11, 2026
Patricia Palin	Family & Consumer Science	Hellgate High School	Effective: June 11, 2026

CERTIFIED & ADMINISTRATOR RESIGNATIONS

Braudy Baughman	French ~ resign .50 fte only	Hellgate High School	Effective: June 11, 2026
Todd Johnson	English ~ 1.0 fte	Big Sky High School	Effective: April 10, 2026
(was on .50 LOA for 2025-26)			
Rachel Zermeno	Ag Ed	Big Sky High School	Effective: March 26, 2026
Hannah Houser	Science & PLTW Biomedical Science	Big Sky High School	Effective: June 11, 2026

CERTIFIED LEAVES OF ABSENCE

Brittany Lowney	Mathematics	Hellgate High School	Effective: 2026-27 school year

SABBATICAL LEAVE WITHDRAWAL

Laura Elliott	Art	Hellgate High School	Effective: 2026-27 school year

HIRE OF LONG TERM SUBSTITUTE TEACHERS - *Contingent upon satisfactory results of a criminal background check, as required.*

none			

TERMINATION OF LONG TERM SUBSTITUTE TEACHERS

Administration recommends termination of the long term substitute teachers listed below in accordance with the attached resolutions.

none			

HIGH SCHOOL DISTRICT # 1 PERSONNEL BOARD REPORT APRIL 14, 2026

EXTRA DUTY CONTRACTS/ASSIGNMENTS - *current employees or continuing extra duty employees*			
Michela Anderson	Track Athletic Support	Big Sky High School	Effective: 2025-26 season
	maximum of 48 hours ~ $30.72/hr ~ *not to exceed $1,500*		
Steven Schwartz	Asst Tennis	Big Sky High School	Effective: 2025-26 season
Corey Merrill	Asst Track	Big Sky High School	Effective: 2025-26 season
John Batt	Asst Track	Big Sky High School	Effective: 2025-26 season
Sean Hogan	Asst Track (Expansion)	Hellgate High School	Effective: 2025-26 season
Steven Hodge	Asst Track	Hellgate High School	Effective: 2025-26 season
Arielle Voegele	Asst Track	Hellgate High School	Effective: 2025-26 season
Parker Stevens	Asst Baseball	Hellgate High School	Effective: 2025-26 season
Jacob Leininger	Asst Track (Expansion)	Sentinel High School	Effective: 2025-26 season
Marissa Tschida	Asst Track	Sentinel High School	Effective: 2025-26 season
Savana Ramirez	Asst Track	Sentinel High School	Effective: 2025-26 season
Nick Trebesch	Asst Track	Sentinel High School	Effective: 2025-26 season

EXTRA DUTY HIRES *(contingent upon satisfactory results of a criminal backgroud check, as required)*			
Jay Owens	Asst Track	Big Sky High School	Effective: 2025-26 season
Diane Cummins	Asst Track	Hellgate High School	Effective: 2025-26 season
Lane Hamilton	Asst Track	Hellgate High School	Effective: 2025-26 season
Nyeala Herndon	Asst Softball (Expansion)	Hellgate High School	Effective: 2025-26 season
Matthew Williams	Asst Track	Seeley-Swan High School	Effective: 2025-26 season
Elias DeWaters	Asst Track	Sentinel High School	Effective: 2025-26 season
Hannah Coburn	Asst Track	Sentinel High School	Effective: 2025-26 season

EXTRA DUTY RESIGNATIONS/NON-RETAINED			
Lachlan Dean	Asst Football	Hellgate High School	Effective: end 25-26 season
Shawn Evans	Asst Volleyball	Seeley-Swan High School	Effective: end 25-26 season
Shawn Evans	Asst Basketball	Seeley-Swan High School	Effective: end 25-26 season
Sierra Dennison	Asst Volleyball	Sentinel High School	Effective: end 25-26 season

HIGH SCHOOL DISTRICT # 1 PERSONNEL BOARD REPORT APRIL 14, 2026

	HIGH SCHOOL CLASSIFIED STAFF PERSONNEL REPORT		
CLASSIFIED NEW HIRES - *Contingent upon satisfactory results of a criminal background check, as required.*			
River Watson	Center-Based Para - CYO	District	Effective: March 16, 2026
			new fte
Kourtney Black	Center-Based Para - CYO	District	Effective: March 16, 2026
			repl: A.Logan
James Davies	Library Media Assistant - CYO	Big Sky High School	Effective: March 16, 2026
(formerly a substitute)			repl: M.Bierwag
CLASSIFIED ASSIGNMENT/FTE CHANGES/ADDITIONAL FTE			
Nicole Harnisch	From: Para	To: Custodian	Effective: April 13, 2026
	Seeley-Swan High School	Seeley-Swan High School	repl: S.Bergeson
Stratton Taylor	From: Custodian/Activities Coor	To: Custodian	Effective: March 2026
	Hellgate High School	Hellgate High School	repl: E.Dunford
CLASSIFIED AUTHORIZED FTE			
none			
CLASSIFIED RESIGNATIONS			
Caitlin Boyer	Sp Ed Resource Para	Sentinel High School	Effective: June 11, 2026
CLASSIFIED RETIREMENTS			
none			
CLASSIFIED PROBATIONARY TERMINATIONS			
Mikael Heydt	Custodian	Sentinel High School	Effective: April 1, 2026
PERMANENT SUBSTITUTE NEW HIRES - *Contingent upon satisfactory results of a criminal background check, as required.*			
Riley Carney	Permanent Building Substitute	Big Sky High School	Effective: March 16, 2026
			repl: J.Robertson
PERMANENT SUBSTITUTE RESIGNATIONS			
none			

This form is required to obtain permission from the Board of Trustees to apply for all grants in excess of $5,000, or any grant requiring the expenditure of District funds (Policy 7270). The completed form should be submitted to the Superintendent's Office on or before the first or third Wednesday of the month to be placed on the Board of Trustees regular meeting agenda.

GRANT APPLICATION SUMMARY

NAME OF GRANT/SOURCE OF FUNDING:

US Environmental Protection Agency (EPA)

Wildfire Smoke Preparedness in Community Buildings Grant: Seeley Swan High School

DATE GRANT APPLICATION DUE:

April 15, 2026

AMOUNT OF GRANT:

$2,125,000

MATCHING MCPS FUNDS REQUIRED:

$265627

DESCRIPTION OF GRANT: ☐ **ELEMENTARY** ☑ **SECONDARY**

What content area/curriculum will be addressed through these grant funds?
Learning objective. What standards will be addressed?
How will this grant enhance student learning?

This grant will fund air quality improvements at Seeley Swan High School. The SSHS campus includes 5 buildings of different ages: Main/Classrooms (1964), Activity Center (1976), Library addition (2003) and Gym/High School addition (2017), and a detached CTE/Arts Building.

Included in the proposal to EPA are materials, construction and ancillary costs to replace windows in the older buildings (other than Library or Gym/Theater), replace electric heating in Activity Center with propane-fired heating and A/C, and to upgrade other building ventilation systems to include A/C and air filtering. MCPS will repurpose surplus units for economy. Energy audits and air quality monitoring will be performed as a component of the grant.

The Lake Seeley area is particularly vulnerable to smoke events and improving air quality in the facility will benefit students, faculty and community members. SSHS is the right size facility and in an appropriate location to serve as a resource hub during weather/climate emergencies.

Construction timeframe will be 2027-2029, for completion by July, 2029.

PERSON/SCHOOL APPLYING FOR GRANT:

Burley McWilliams, Director of Facilities & Operations, Valerie Rosman, Grant Coordinator

DATE SUBMITTED TO SUPERINTENDENT'S OFFICE: April 1, 2026

EARLY TRAILBLAZERS
MCPS EARLY LEARNING

Connect Contribute Cultivate

Building the Foundation for School Success

MCPS Early Learning: Strategic Updates & 2026 Trajectory

NotebookLM

The Scientific Mandate for Early Childhood Education

Research from the Center on the Developing Child at Harvard University proves that early childhood is the most critical window for brain development.

Brain Architecture

Rapid neural growth is fundamentally shaped by experiences. High-quality environments provide consistent, responsive relationships that physically strengthen brain architecture.

Foundational Skills

Language-rich, engaging experiences build essential cognitive, social, and emotional capabilities (communication, self-regulation, and problem-solving).

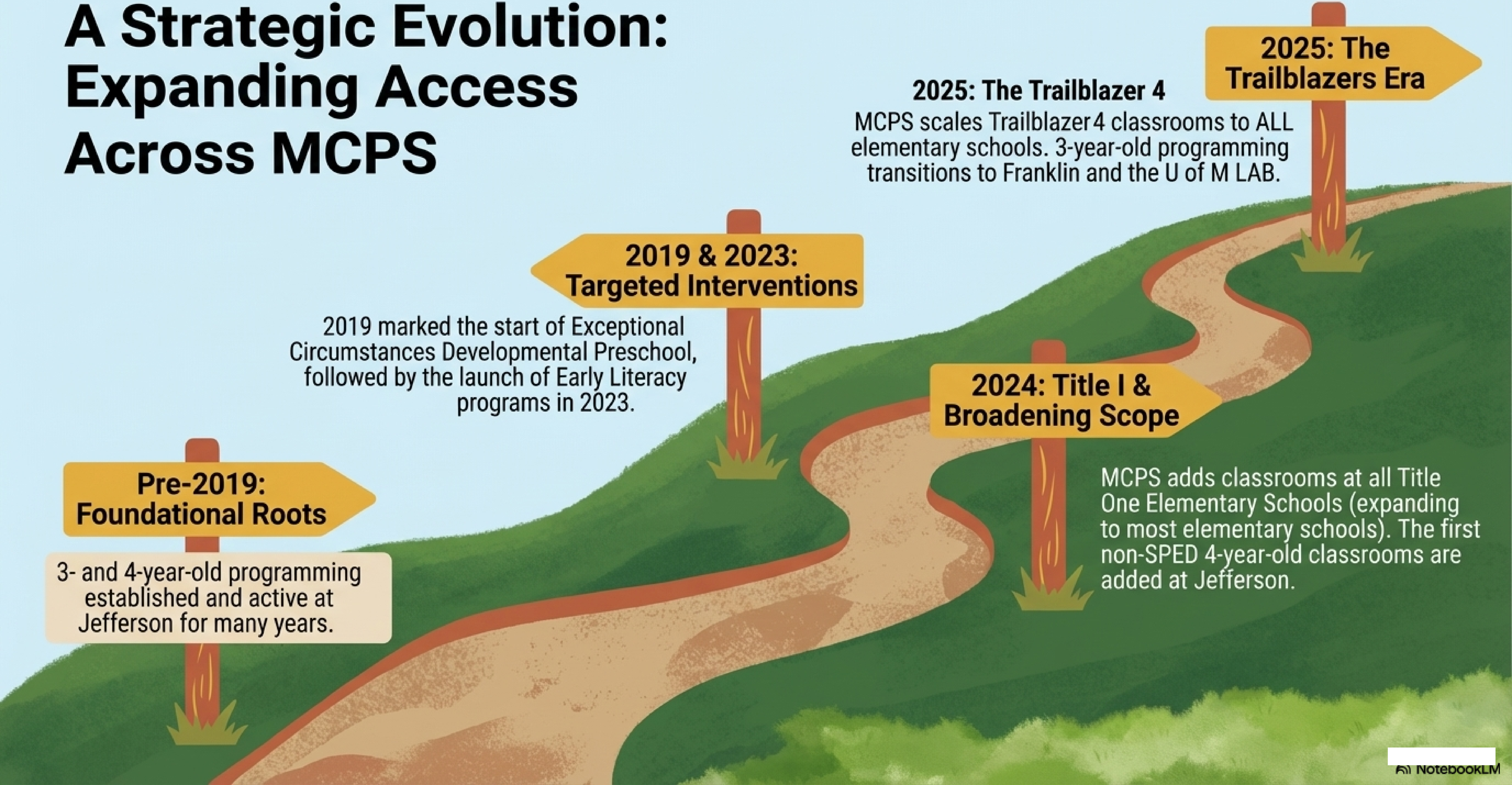
Long-term Trajectory

Strong early experiences drastically increase the likelihood of success in school and life.

Without access to quality early learning, developmental gaps emerge early and become increasingly difficult to close.

NotebookLM

A Strategic Evolution: Expanding Access Across MCPS



Pre-2019: Foundational Roots

3- and 4-year-old programming established and active at Jefferson for many years.

2019 & 2023: Targeted Interventions

2019 marked the start of Exceptional Circumstances Developmental Preschool, followed by the launch of Early Literacy programs in 2023.

2024: Title I & Broadening Scope

MCPS adds classrooms at all Title One Elementary Schools (expanding to most elementary schools). The first non-SPED 4-year-old classrooms are added at Jefferson.

2025: The Trailblazers Era

2025: The Trailblazer 4

MCPS scales Trailblazer 4 classrooms to ALL elementary schools. 3-year-old programming transitions to Franklin and the U of M LAB.

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Core Program Architectures at a Glance

	Trailblazers 3 (3-Year-Olds)	Trailblazers 4 (4-Year-Olds)
Target Audience	Children with identified special education needs	Students below proficiency on literacy/numeracy screeners (MT Early Targeted Intervention)
Locations	UM LAB Preschool & Franklin Elementary	Every MCPS elementary school building
Key Partnerships	Unique co-teaching partnership with the University of Montana	MT Early Targeted Intervention legislation
Curriculum Focus	Inclusive, play-based, language-rich, teacher-guided experiences	Foundational literacy, numeracy, social, emotional, and physical kindergarten readiness

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Trailblazers 3: Fostering Inclusive Environments

Location Strategy

Currently housed at both the University of Montana LAB Preschool and Franklin Elementary.

Strategic Update: A complete transition is planned to house all classrooms at the U of M LAB Preschool next year.

Pedagogical Approach

The program provides a highly structured, inclusive environment tailored for children with identified special education needs.

The UM Advantage

Supported through a unique co-teaching partnership with the University of Montana, providing play-based, language-rich, and heavily teacher-guided experiences.

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Trailblazers 4: District-Wide Kindergarten Readiness

Unprecedented Scale

Operating with at least one dedicated classroom in every single elementary school across the MCPS district.

Legislative Backing

Supported by Montana's Early Targeted Intervention legislation, which mandates strict eligibility screening to ensure resources reach students who need them most.

Intensive Supports

While focused on broad foundational skills (literacy, numeracy, SEL), two specific school sites serve as developmental special education classrooms to ensure access for students with more significant needs.

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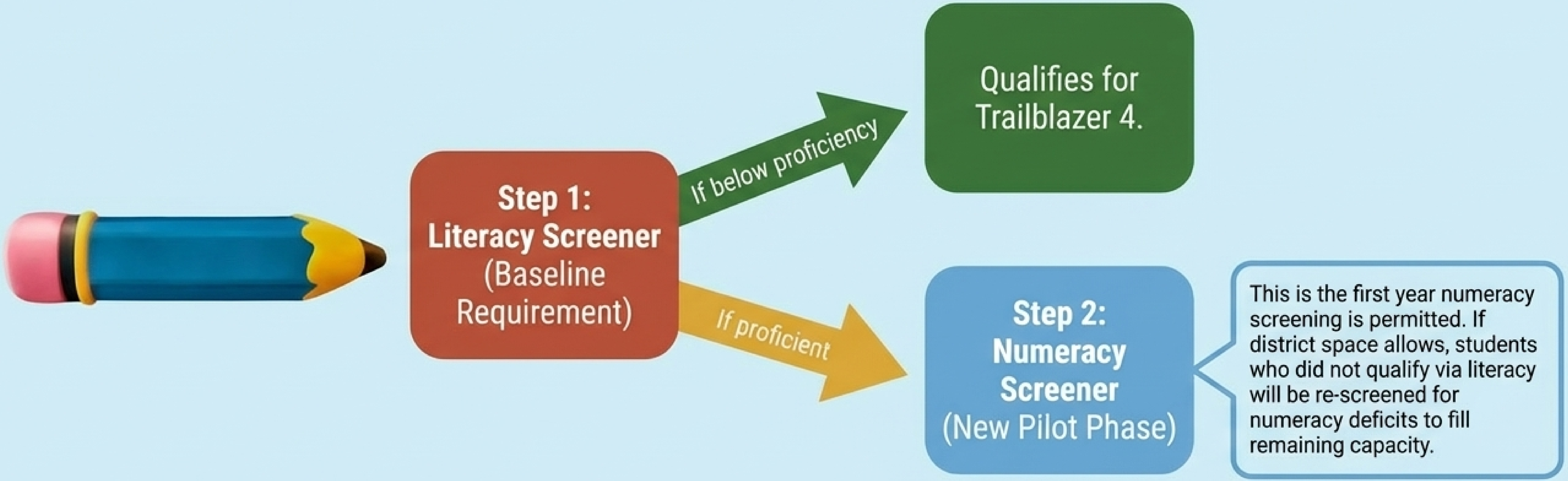
2026 Qualification Workflow & Numeracy Pilot

Screening occurs annually from March-April to measure proficiency.



Step 1:
Literacy Screener
(Baseline Requirement)

If below proficiency

Qualifies for Trailblazer 4.

If proficient

Step 2:
Numeracy Screener
(New Pilot Phase)

This is the first year numeracy screening is permitted. If district space allows, students who did not qualify via literacy will be re-screened for numeracy deficits to fill remaining capacity.

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2026 Screening Snapshot: Demand & Capacity

The Demand Spectrum

Highest Demand:
Rattlesnake Elementary (37 screened students)

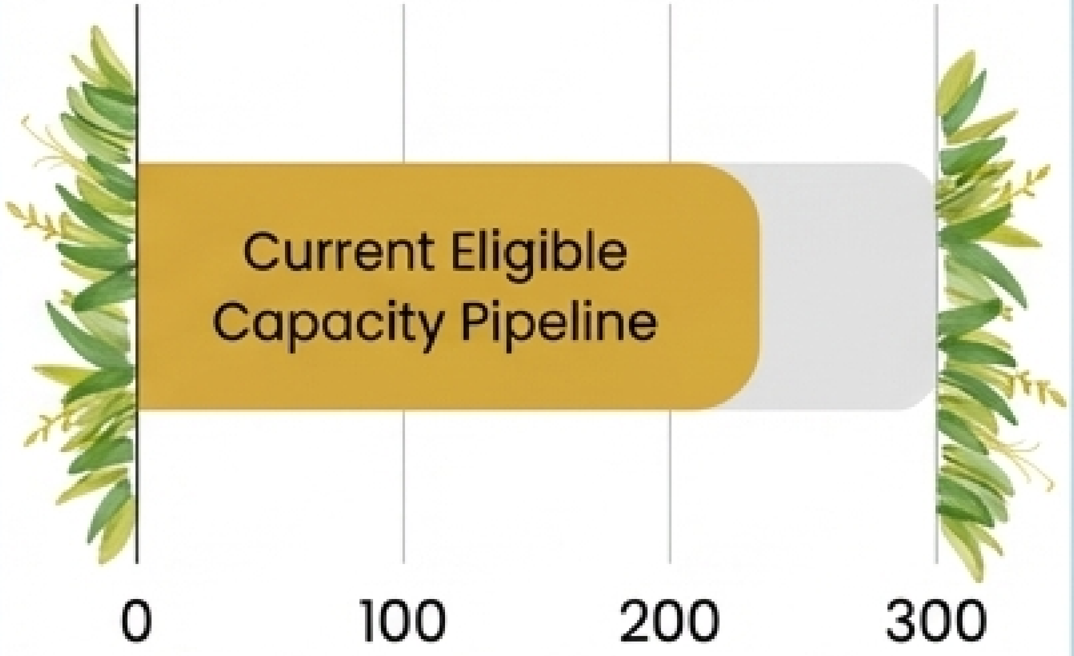
Lowest Interest:
Paxson (20 screened students) & TEACH (10 screened students)

Out-of-District Policy

10

Out-of-District families have screened to date. Policy dictates these families are permitted for August enrollment strictly if space allows after in-district placement.

Eligible Screened Capacity



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